WE ARE CO-OPERATING

with

BETTER ★ HOUSING ★ PROGRAM

L. C. ANDREW

LUMBER AND BUILDING MATERIALS

Service Station for Your Home

South Windham — Maine

Why Pay Rent—Own Your Home

TO THE HOME BUILDER

You who are planning to build a new home will be particularly fortunate to start your construction during this period. Everything is in your favor. Never before has there been such an opportunity to build so easily and to secure so much in home value for a small investment.

Our ideas of a home may vary but most all will agree that the first step in selecting a home is good design. With that thought in mind our architects have created for your convenience and consideration the wide assortment of small homes of low cost and pleasing architectural styles illustrated in this book.

This is probably the most unusual and complete book of really small homes ever published and we feel certain that you will find in it a home to meet every practical need and individual taste—Homes of charm and individuality especially designed and planned for attractive appearance combined with convenient and comfortable floor arrangements and durable construction.

Complete working drawings for each of these designs are obtainable at our office. Specimens of plans appear on pages 46 and 47. Every detail has been worked out to enable you to proceed safely, surely and economically. Your own ideas may be incorporated too if you wish. We will gladly assist you in making any alterations or changes desired and see that they are done to your entire satisfaction.

It is easier to own a house today than at any time in the past. It is not necessary to consider short term financing with its uncerainties and added cost of renewals. Nor is it necessary to pay large charges for second mortgages. Second mortgages are eliminated under the National Housing Act. Financing charges are down to the very minimum. There never was a better opportunity for you to make such a lasting investment which will pay you dividends in happiness and enjoyment.

We are here to help you. Our service is complete. Our broad experience and contacts in the building field are at your disposal. Come in and see us. You will not be obligated in any way.

"FOR THOSE WHO LIVE IN HOUSES, THOSE WHO REPAIR AND CONSTRUCT HOUSES, AND THOSE WHO INVEST IN HOUSES."

The National Housing Act was established. One of the most constructive pieces of legislation passed in many years, it is designed to assist you to own your own home, to enable you to bring to your present home, if you are already a home owner, all of the modern up-to-date conveniences that will make your home more pleasant, more comfortable, more livable.

To own a home is the secret desire of every one of us. There is a certain pride and independence attached to home ownership. And recent developments have brought the realization of our dreams and wishes considerably closer because homes can now be planned and constructed easily and reasonably through the facilities set up by the National Housing Act.

Believing that you are keenly interested in knowing the salient points in connection with the Better Housing movement initiated by the Government, we will try to help answer some of the questions you undoubtedly have in mind.

WHAT IS THE ACT?

It is a law divided into three parts aimed to help bring about a revival of residential construction, assist home owners in modernizing and repairing their properties, and provide for the marketing of home mortgages through National Mortgage Associations. It is the purpose of this legislation to establish a sound mortgage debt structure by providing a system of long term financing which will make it easier and more economical to purchase or build a home.

WHO MAKES THE LOANS?

Loans are made in the regular way through banks and various lending institutions such as Savings and Loan Associations, Cooperative Banks, Insurance Companies, and others. No loans are made by the Federal Housing Administration.

WHO MAY BORROW?

Any person with a regular income reasonably assured of continuance sufficient to meet the periodic payments as they fall due. Generally the total periodic payments including interest, insurance, and amortization should be approximately what you can afford to pay as rent.

WHAT TYPES OF DWELLINGS ARE ELIGIBLE?

Only mortgages on dwellings designed for from one to four families will be eligible for insurance under Title II of the National Housing Act.

HOW MUCH MAY BE BORROWED?

Any amount up to $16,000 on a dwelling to house not more than four families. The loans may be for not more than eighty per cent (80%) of the appraised value of the property. The loan may run for as much as twenty years and must be fully amortized.

WHAT ARE THE CHARGES?

The interest rate is not to exceed five per cent (5%) per year. A small service charge and a mortgage insurance premium of one half of one cent per year.

TO WHOM DO I APPLY?

Consult your banker or come in and discuss your financing questions with us. We keep closely informed and would be glad to furnish any information desired. Perhaps we can assist you in making the necessary arrangements to properly and adequately finance the home of your choice.

Sound and Durable Construction a Feature

of Every Home Illustrated In This Book

ON PAGES 46 AND 47 ARE SHOWN REDUCED COPIES OF COMPLETE WORKING PLANS WHICH ARE AVAILABLE FOR ALL DESIGNS

The aim of these pages is to enlighten the layman in regard to the processes of SOUND AND DURABLE CONSTRUCTION. In placing emphasis on stable construction, the designs pictured will pass rigid examination by the most experienced builders. Sound construction goes far in creating a home of livable qualities. A point which many people fail to appreciate is that faulty construction and other unstable elements will inevitably prove not only annoying, but also costly, shorten the life and add to the depreciation of the building.

Thus, it follows naturally, that to ACHIEVE CONTENTMENT and the assurance of HAPPINESS AND COMFORT, a home owner MUST BE ENTIRELY SATISFIED with his dwelling. Lacking any of the essentials that combine to complete the owner's utmost satisfaction, it is merely another house—not a home.

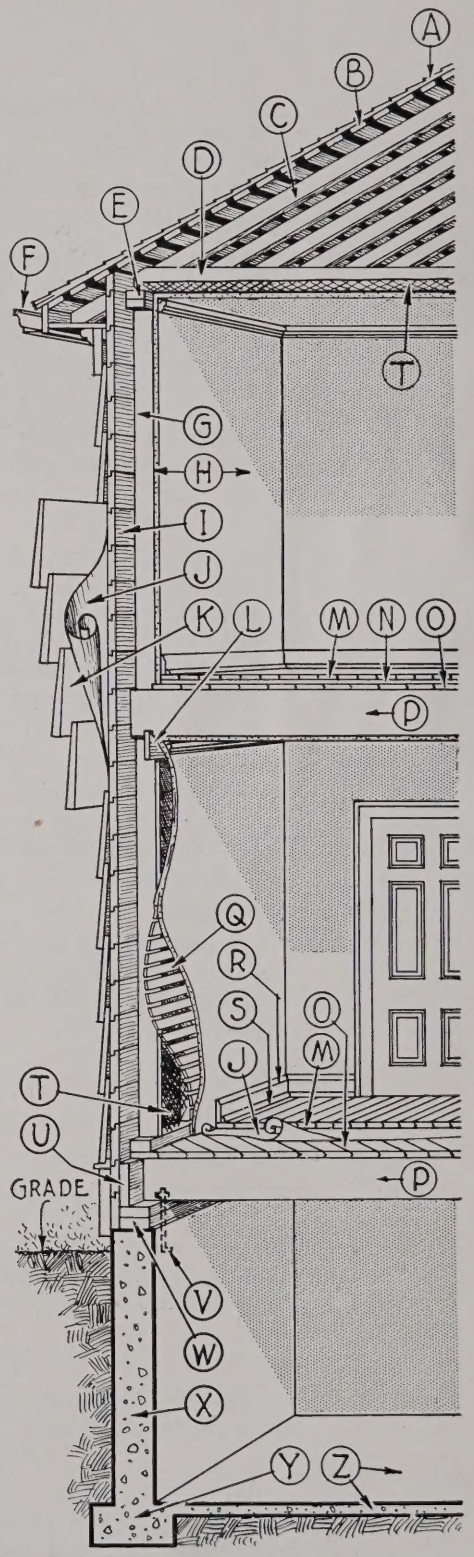
The greatest number of failures and disappointments in homes is directly due to the lack of appreciation of the importance and value of right construction in house building.

SOUND CONSTRUCTION means more in long life, greatest comfort and actual value of a home, than one can realize unless one is a builder or architect.

These pages are not illustrated with the intention of instructing the layman in non-essential details of right construction, but solely for the purpose of making available to him the VITALLY IMPORTANT elements with which he should, as a home-owner, familiarize himself. It is necessary and of the utmost value to the home-owner, that this topic of stable and right construction be thoroughly absorbed. In fact, stable construction cannot be stressed enough if a home-owner expects to realize satisfaction and happiness from his investment.

CONSTRUCTION MEMBERS COMMONLY USED IN BALLOON FRAMED HOUSES DESIGNATED BY LETTERS ON THE CROSS SECTION ILLUSTRATION AT RIGHT.

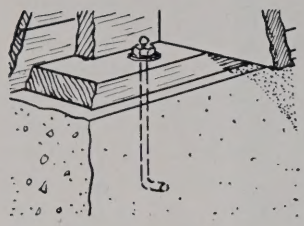
A—Roofing Material	N—Floor Stripping
B—Roof Boards	O—Sub Flooring
C—Rafters	P—Floor Joists
D—Ceiling Joists	Q—Lath
E—Stud Plates	R—Base
F—Gutter	S—Base Shoe
G—Studs	T—Insulation
H—Lath & Plaster	U—Box Sill
I—Sheathing Boards	V—Anchor Bolt
J—Building Paper	W—Wall Plates
K—Siding	X—Foundation
L—Ribbon	Y—Footing
M—Finish Flooring	Z—Basement Floor



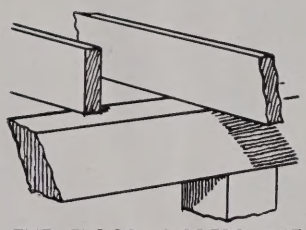
THIS TYPE OF BALLOON FRAME CONSTRUCTION IS APPROVED AND RECOMMENDED BY EXPERIENCED ARCHITECTS AND BUILDERS. IT PRACTICALLY MEETS THE REQUIREMENTS OF ALL BUILDING CODES

Durable Materials and Construction Are Provided

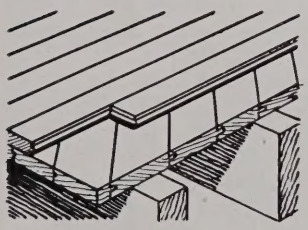
for Every Home Illustrated In This Book



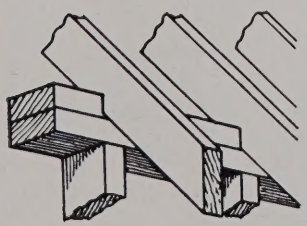
WALL PLATES ARE BOLTED DOWN TO MASONRY OR CONCRETE WALLS WITH ANCHOR BOLTS.



THE FLOOR GIRDERS ARE SOLID HEAVY TIMBERS FIGURED TO WITHSTAND ALL STRESSES WITH A LARGE SAFETY FACTOR.



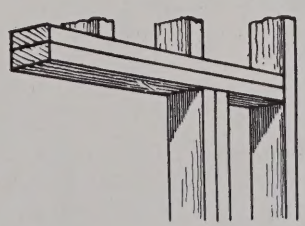
DIAGONAL SUB-FLOORING, WHILE TIEING THE BUILDING TOGETHER, PROVIDES A SUPPORT FOR THE FINISH FLOOR WITH LESS SHRINKAGE.



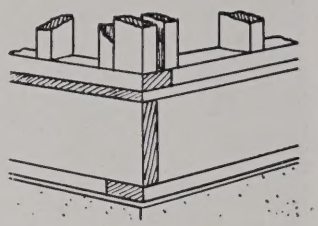
ALL RAFTERS ARE SPACED 16 INCHES ON CENTERS AND FIRMLY SEATED ON THE PLATES.

We have endeavored to impress the home-owner that RIGHT CONSTRUCTION is primarily essential. EQUALLY IMPORTANT AND VITAL, is THE MATERIAL used in home-building. Faulty construction and good material cannot in any manner form a good home, and inversely, good construction and poor material cannot combine to satisfy any home owner. PERMANENCY OF CONSTRUCTION can be obtained only by the use of GOOD MATERIALS, accurately drawn plans, and sound, durable erection.

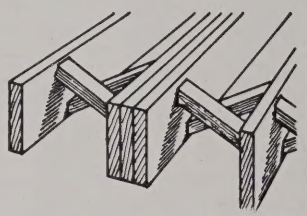
It is our pleasure and purpose to make available to you our broad experience and extensive knowledge of materials and trade conditions, and furnish you complete information regarding home construction and other data which may interest you. Please do not hesitate to consult with us. ESTIMATES OF COST, and approximate time necessary to complete building will be cheerfully furnished. Merely tell us what you desire and when you want it, then rest assured your materials will reach you on schedule. IT IS IMPORTANT that your materials reach you at the specified time. Our perfectly timed deliveries protect your materials from weather and against theft, bringing the right materials at the right time as your work progresses.



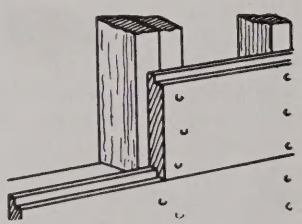
ALL HEADERS AND TRIMMERS AROUND ALL OPENINGS ARE DOUBLED.



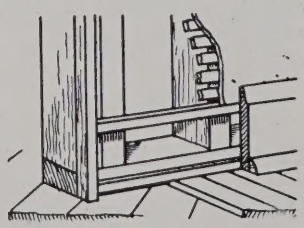
THREE PIECES OF 2x4 STUDS FORM THE CORNER POSTS OVER A RIGID BOXED SILL AND PLATE.



TRIPLED JOISTS ARE PLACED UNDER ALL PARTITIONS PROVIDING A STABLE SUPPORT. DOUBLED CROSS BRIDGING FOR EACH JOIST SPAN.



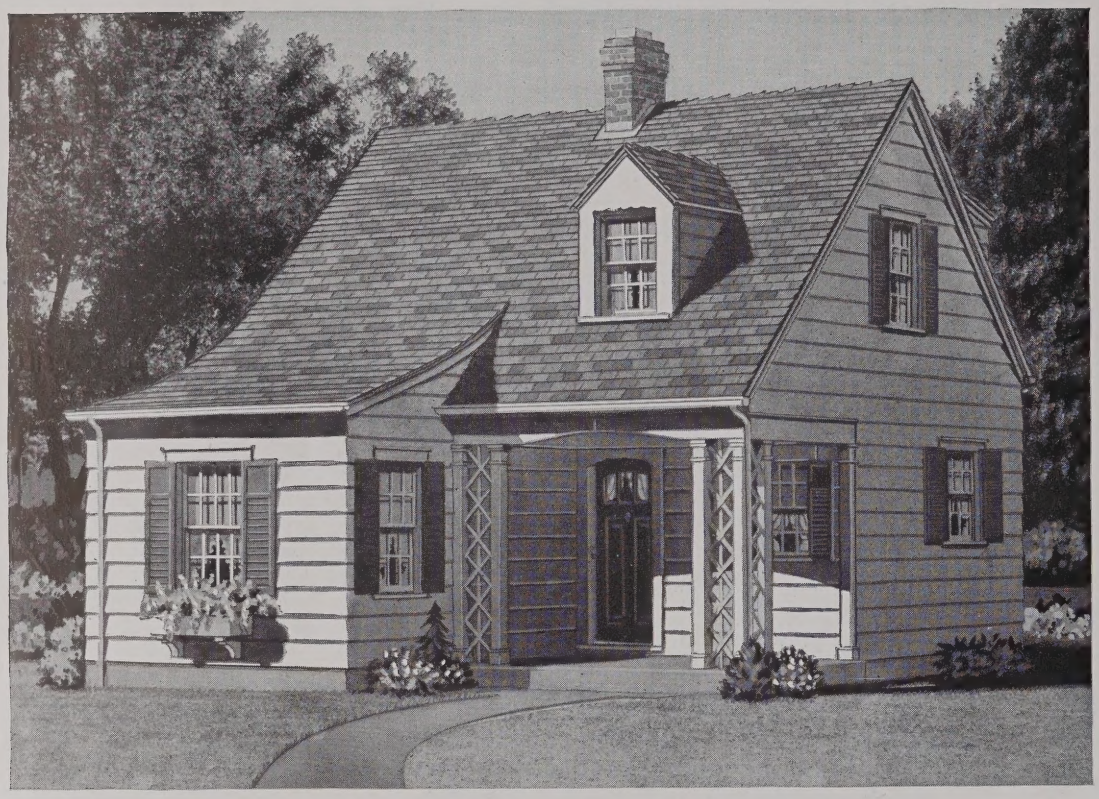
TO INSURE A WARMER HOME, SHIPLAP OR MATCHED SHEATHING IS FURNISHED.



GROUNDS ARE PROVIDED FOR ALL DOOR OPENINGS AND DOUBLE COURSE FOR BASE NAILING. ALL ANGLES AND CORNERS ARE PROVIDED WITH BACKING.

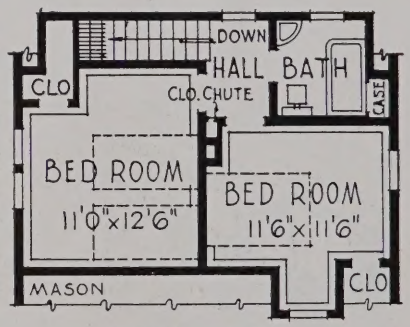
• The MASON

FIVE ROOMS, BATH AND NOOK



• 10150 CUBIC FEET •

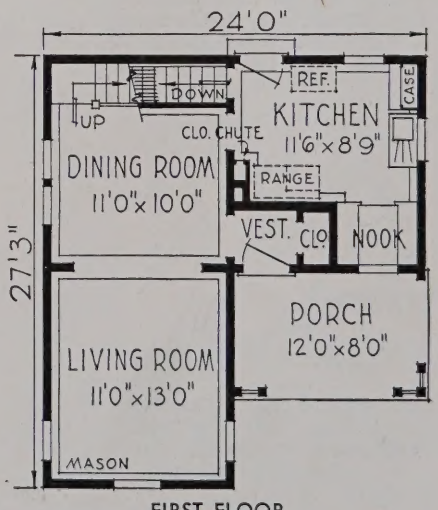
The Mason is a distinctive Early American home. It takes its place in small home construction as an ideal abode, not only because of its true period design, but also for its modern, and economical interior alignment. A home such as The Mason, with its cozy and trim attractiveness would enhance any location in which it may be erected. One is impressed, immediately, by the inviting atmosphere of hospitality, which seems to radiate impartially to the casual on-looker. The comfortable porch emphasizes the compactness and enchanting appearance of this excellent small home. Moreover, after studying the floor plans, one is even more impressed with the desirability of The Mason.



SECOND FLOOR

FIRST FLOOR

An attractive vestibule is equipped in up-to-date taste with a closet. A good-sized living room is directly connected with a very conveniently located dining room. These rooms, being in direct availability, create an air of comfortable roominess. THE KITCHEN, while being of good size, is designed with especial attention paid to the arrangement of the stove, refrigerator, and cabinet. This arrangement together with a well-located clothes chute, and a charming, ideally-placed breakfast nook, will complete the happiness of any housewife.



FIRST FLOOR

SECOND FLOOR

On the second floor are situated two large bed-rooms, both provided with ample closet space, and opening into a hall, wherein is also located a clothes-chute. An appropriately placed bathroom completes the efficient arrangement of the second floor.

OVERALL SIZES

The over-all dimensions of The Mason are twenty-seven feet, six inches in length, by twenty-four feet, six inches in width.

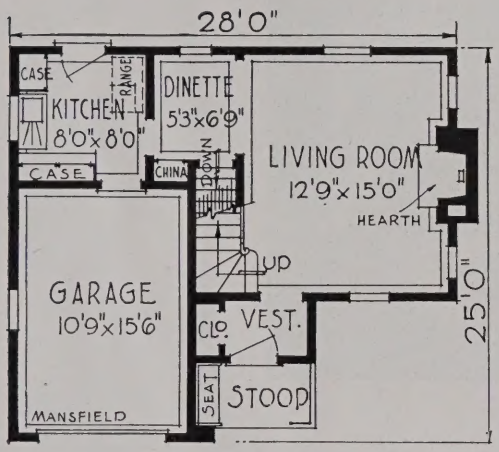
• *The MANSFIELD*

FOUR ROOMS, DINETTE, BATH AND GARAGE

New Modern and beautiful are words which best describe this charming home of quaint English design. The shingled walls, the pleasing entrance and half timbered gable give the Mansfield a happy air of comfort, and hospitality.

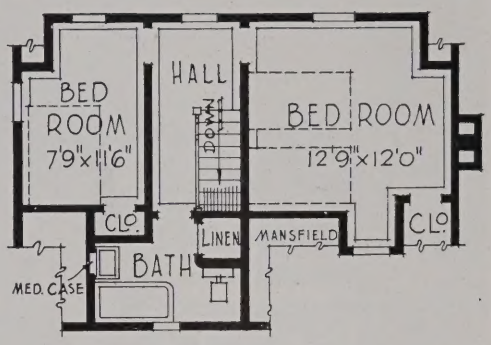
The attached garage adds to the attractiveness, which should not be overlooked. The main building size is twenty-eight feet wide by twenty-five feet in depth. The extreme dimensions are thirty-one feet in width and twenty-six feet in depth. The ceiling of the well-lighted basement is seven feet in height.

The first floor plan offers modern convenience and comfort for the small family.



FIRST FLOOR

10950 CUBIC FEET



SECOND FLOOR

The vestibule has a convenient coat closet, and the living room is provided with a homey fire place for practical use. The living room adjoins a cozy dinette which is provided with a neat china cabinet. The kitchen is provided with utility cabinets, and is completely equipped for modern housekeeping. The ceiling height of the first floor is eight feet and two inches.

The attractive stairway from the living room lands into a large well-lighted hall in the second floor. This hall connects directly with two comfortable bed rooms and a well appointed bath room. Plenty of closets are provided.

Changes can be made in this house to meet your individual ideas.

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IF YOU LIKE THIS HOME, LET US KNOW

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WE SHALL BE GLAD TO GIVE YOU ALL INFORMATION AND COSTS

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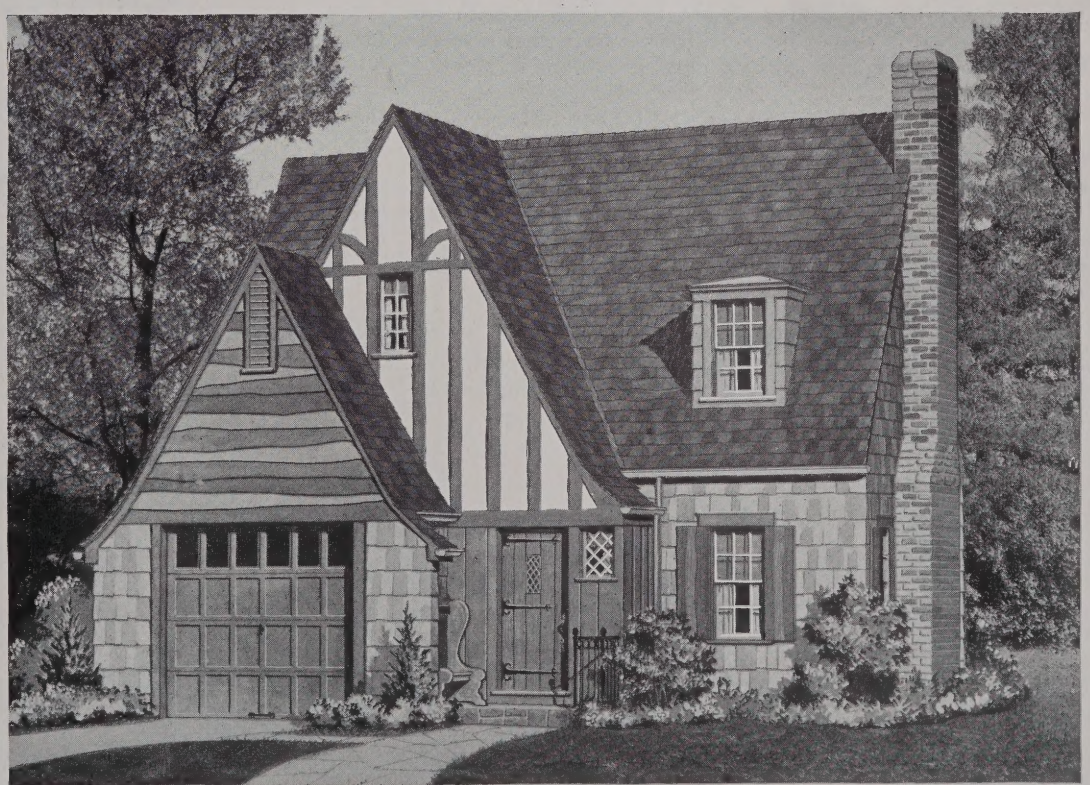
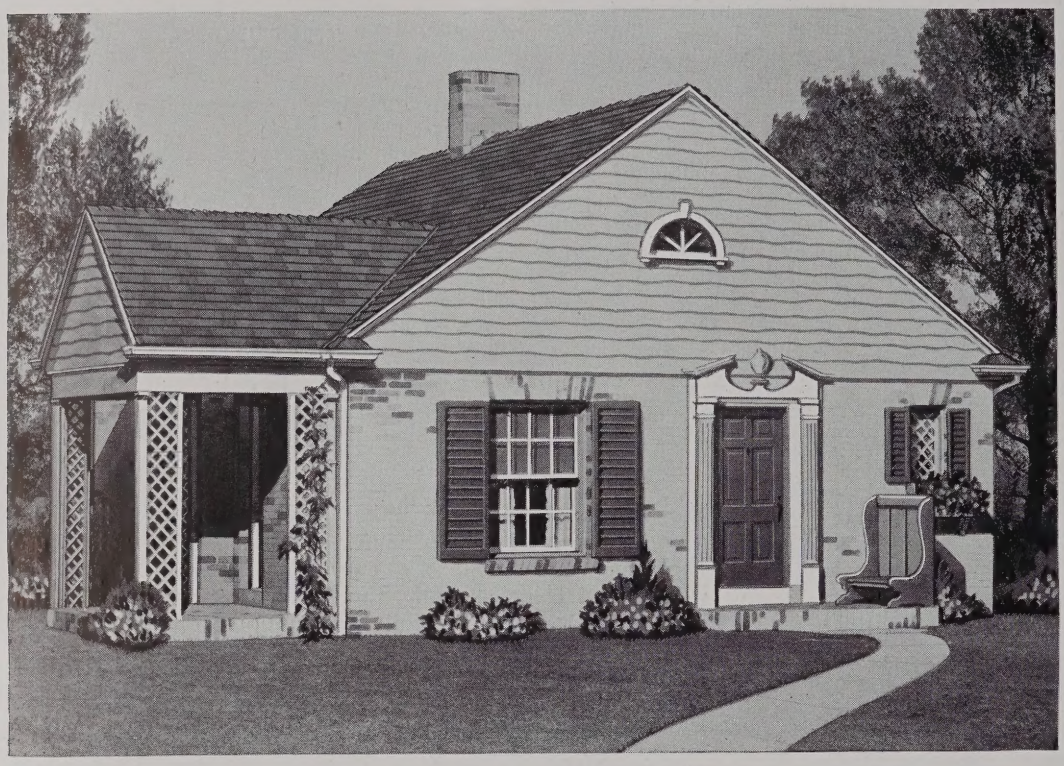


• *The MARSHFIELD*

FOUR ROOMS, BATH AND DINETTE



•

14500
CUBIC
FEET

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Not only material gain, but MENTAL SERENITY and physical comfort would be the result of investing one's savings, during this period, in this delightfully original small home. Indeed, an investment in a dwelling such as THE Marshfield is one of the most logical steps that a small family of moderate income could pursue.

AN IDEAL FLOOR PLAN

It is not difficult for one to notice the inimitable arrangement of rooms. Being very efficiently planned and provided with the latest interior conveniences, such as a dinette, built-in bookcase, linen closet, a well-appointed kitchen and commodious closet space, this home leaves nothing to be desired.

PORCH CONVENIENCE

Fresh air and sunshine being necessary to good health, a porch, such as the one pictured at the side of this home, becomes a vitally important feature in good living.

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PICTURE OF THE
BOOK CASE IN
THE LIVING ROOM

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SIZE OVERALL
34 FEET x 38 FEET

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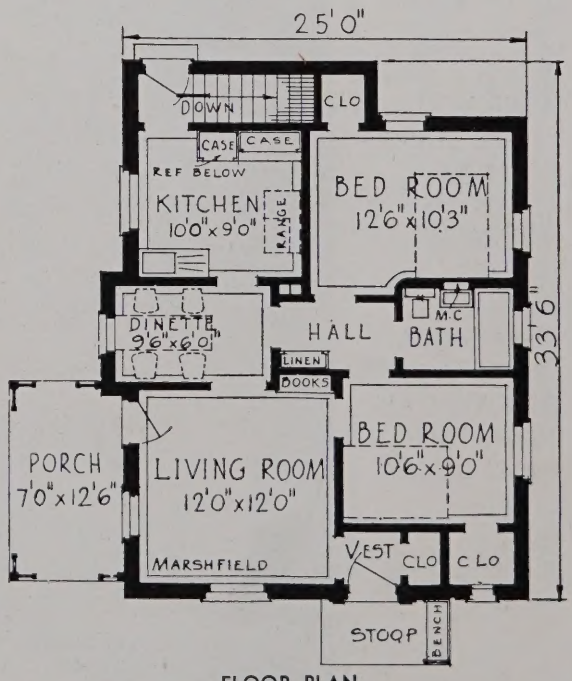

FLOOR PLAN

• *The MOLINE*

FOUR ROOMS, BATH, NOOK AND PORCH

THE MOLINE
OFFERS
A SELECTION OF TWO
EXCELLENT EXTERIOR
DESIGNS FOR ONE
FLOOR PLAN

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10780 CUBIC FEET

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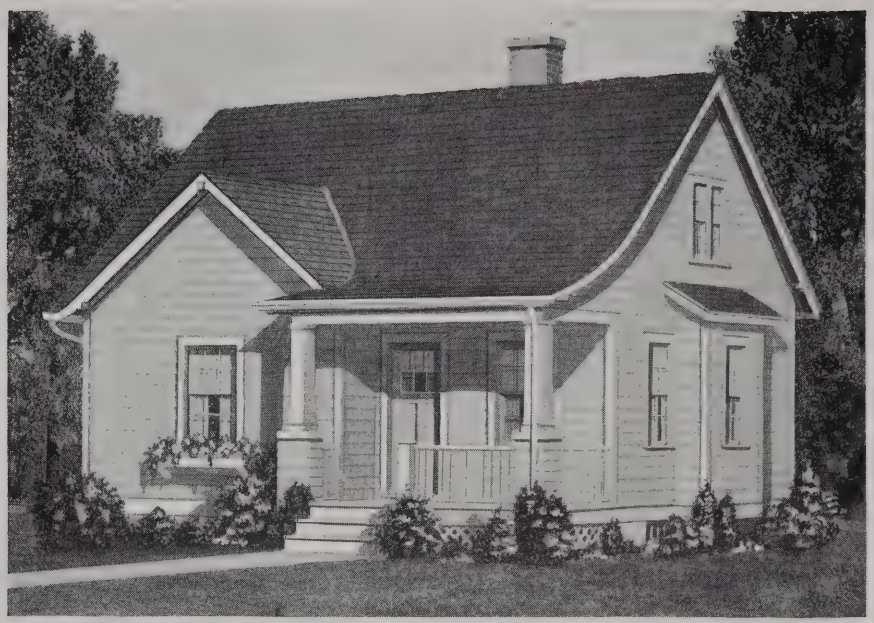
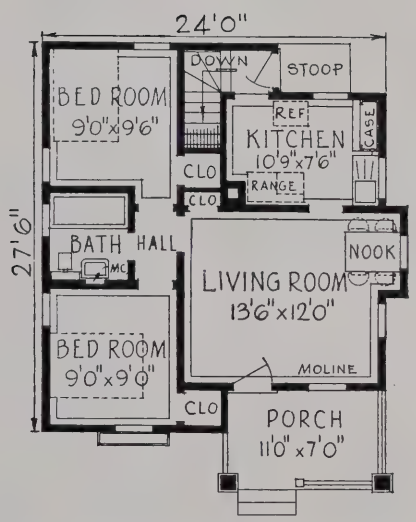
THE PICTURE
AT THE RIGHT IS
KNOWN AS DESIGN-A





FLOOR PLAN

Here are two homes where strict harmony and economical planning form a combination which will satisfy the demands of the average small family. COMPACTNESS and attractiveness are distinctive features which will delight the heart of the modern housewife, and justify the judgement of the modern husband.

A glance at the floor plan will assure one of the convenient situation of the bathroom, which is located between the two bedrooms. THE LIVING ROOM percludes the necessity of a dining room, inasmuch as a dining nook is very adequately located at the end of the Living Room, and in direct connection with the kitchen.

THE KITCHEN is designed with the aim of coinciding the duties of the housewife by excellently located range, sink, and kitchen cabinet.

In noticing the dimensions of these homes, one may see that economy is the featured keynote. The overall sizes are twenty-eight feet in width, by thirty-four feet in length. The ceiling height is eight feet, two inches, in height, which affords excellent ventilation.

In studying the lay-out of these small homes, one can easily appreciate that for a moderate income, the livable and economical aspect is very justifiable.

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THE PICTURE AT
THE LEFT IS KNOWN
AS DESIGN-B

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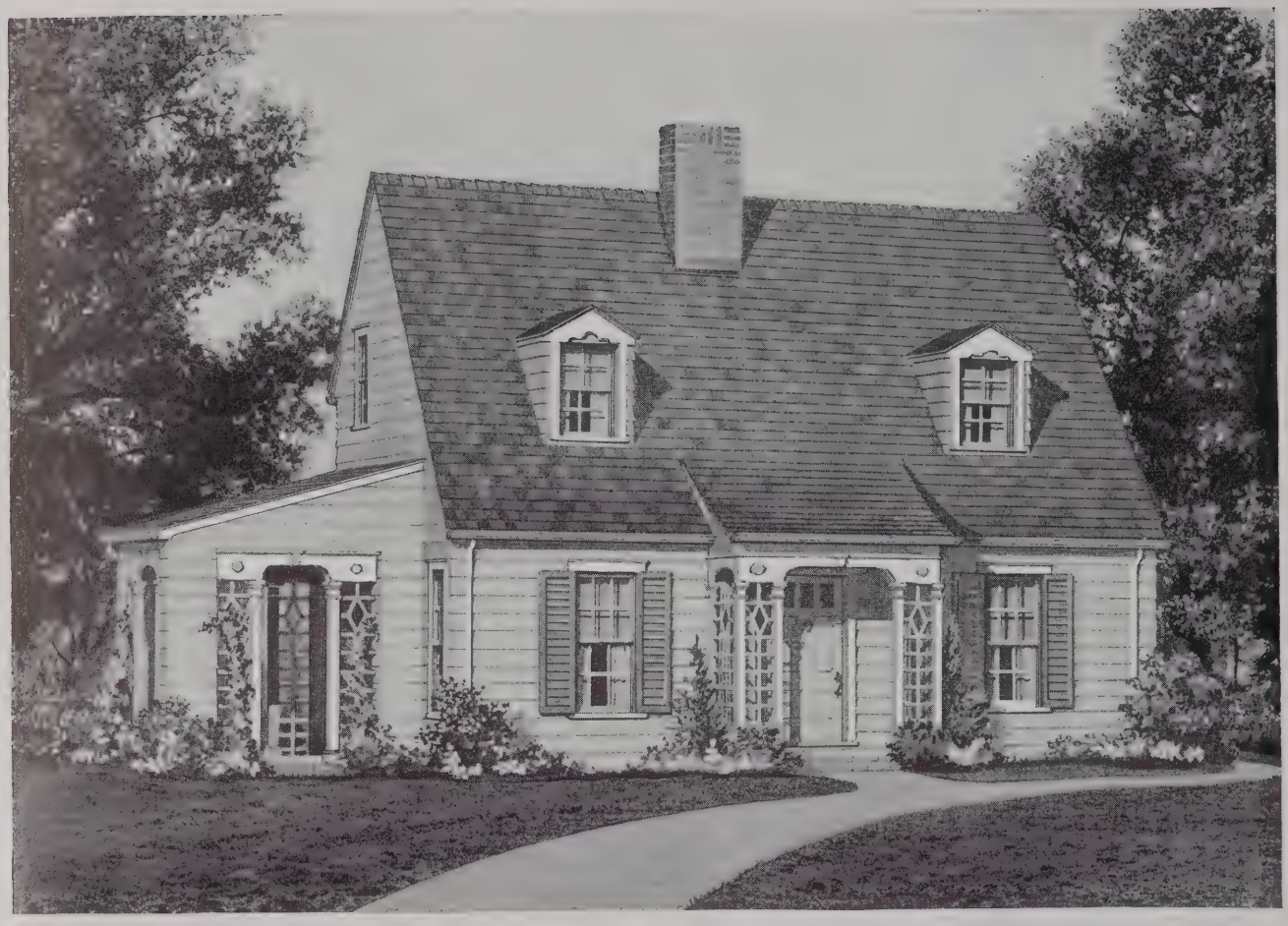
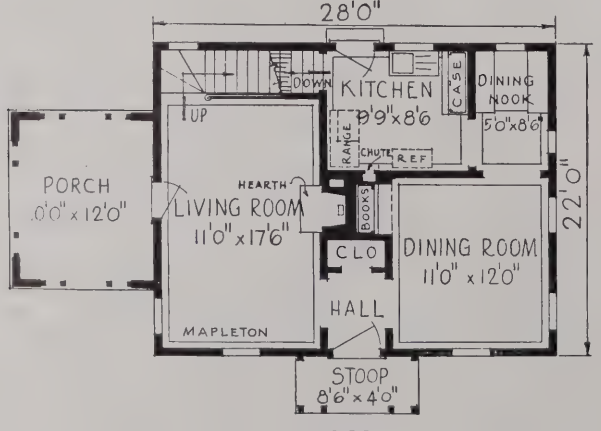
• *The MAPLETON*

FIVE ROOMS, BATH AND DINING NOOK



The latticed entrance, and the attractive arrangement of windows gives this Early American type of home an air of neatness. The steep pitch of the shingled roof is charmingly broken by the well-spaced dormer windows. THE COMFORTABLE OPEN PORCH at the side adds to the architectural merit. In the summer months, this porch may be enclosed by screening, and thus serve as a healthful sun-room.

The rooms are laid out with the aim of making efficiency and comfort the dominant feature. EFFICIENCY is easily seen by glancing at the floor plan.



FIRST FLOOR

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13500
CUBIC FEET

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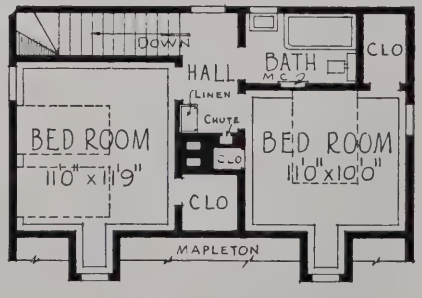
ESTIMATES OF COSTS AND FULL DETAILS ARE FURNISHED AT YOUR CONVENIENCE



SECOND FLOOR

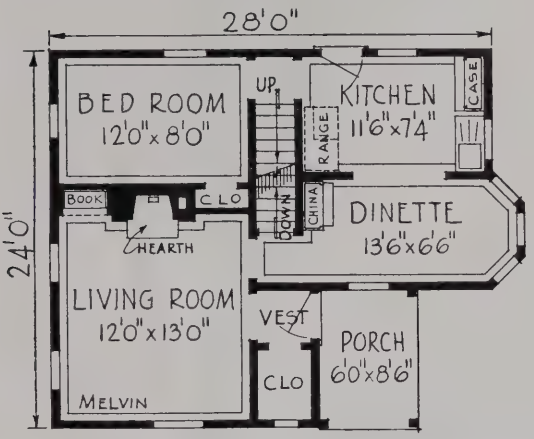
Availability and step saving devices are factors with which this home is well equipped. A clothes chute located on both floors, dining nook adjoining the kitchen, and the modern arrangement of the kitchen utilities are important considerations in the desirable small dwelling. LARGE CLOSET SPACE on the second floor is also a point which will lend much to the comfort and well-being of the occupants.

• *The MELVIN*

SIX ROOMS AND BATH

Enchanting, in the true meaning of the word, is the description one would impulsively and unerringly apply to this small English-type dwelling. The uniqueness of The Melvin is emphasized by the long sloping roof, and the varied selection of siding. Vertical siding combined with wooden shingles merge together in a pleasing blend of suburban sophistication. This quality of being different, yet altogether charming, elevates this lovely home above the standard small dwelling.

The over-all dimensions are 31 feet in width, by 25 feet in length. The ceiling heights are as follows:—basement 7 feet; first floor eight feet, two inches; second floor seven feet, six inches.



FLOOR PLAN

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11700 CUBIC FEET

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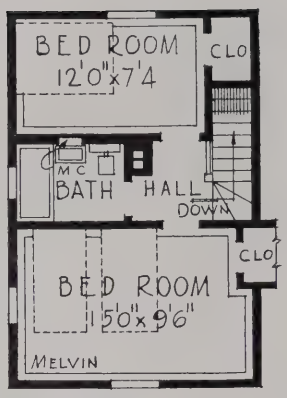

SECOND FLOOR

LOOKING AT THE FIRST FLOOR PLAN, one notices that a large closet is in connection with the vestibule. A BUILT-IN BOOKCASE adjoins an ample fireplace, located at the end of the commodious living room, accentuating a feeling of coziness and security.

On the other side of this house, is located a dinette of comfortable size. A bay window in the dinette affords a plentiful source of sunlight and ventilation. The arrangement of the kitchen apparatus is in keeping with the efficiency of saving many a step for the house-wife.

A bathroom conveniently connects the second floor chambers.

• *The MAYWOOD*

FOUR ROOMS, BATH AND DINING NOOK

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CUBIC FEET
12750

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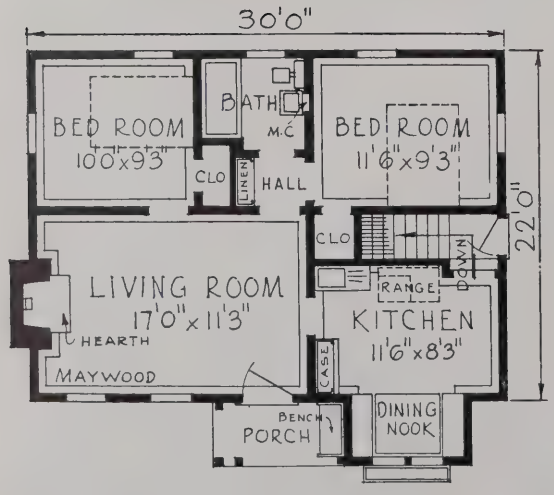


FLOOR PLAN

No matter whether a home is small and compact it can be made as artistic, comfortable and homelike as the most expensive. A view of the above picture will convince the most skeptical. This is a neat example of early American cottage which ever will be popular. The interior provides large living rooms, cheerful chambers, plenty of windows and a very convenient arrangement, so much appreciated by the discriminating housewife.

•

A MODEL KITCHEN

The kitchen is a model kitchen in every respect, and conveniently laid out. This home will appeal strongly to people desiring one story efficiency and economy with the comforts and expansiveness of the two-story home. A real home suitable to any location. Conservative in its simple beauty, it offers much in convenient living.

This home is within reach of those with ordinary incomes. The extreme dimensions are 32 feet by 27 feet.

• *The MEDFIELD*

THREE ROOMS AND BATH

A small cozy home, simple and attractive, designed to make housework easy and practical. Trim and neat, cheerful and bright this popular type bungalow provides a perfect atmosphere to live in. It is surprising to find out just how inexpensively homes of this type can be built. Then there is the convenience of having all the rooms on one floor.

PLANNED FOR EFFICIENCY

THREE ROOMS WITH FIVE ROOM EFFICIENCY. THE LIVING ROOM can be turned into a bedroom in night time by the use of a disappearing bed and in the day time used as a dining room. While the Medfield is a small home which can be built at a very moderate cost, it offers all the convenience and comfort of the more pretentious homes. The overall size is 35 feet by 30 feet and the ceiling is 8 feet, 2 inches. A full basement is provided.

•

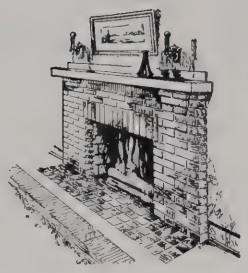
11250 CUBIC FEET

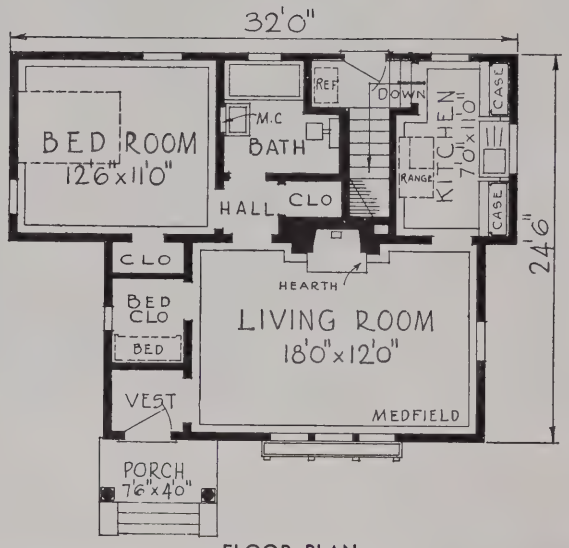
•

•

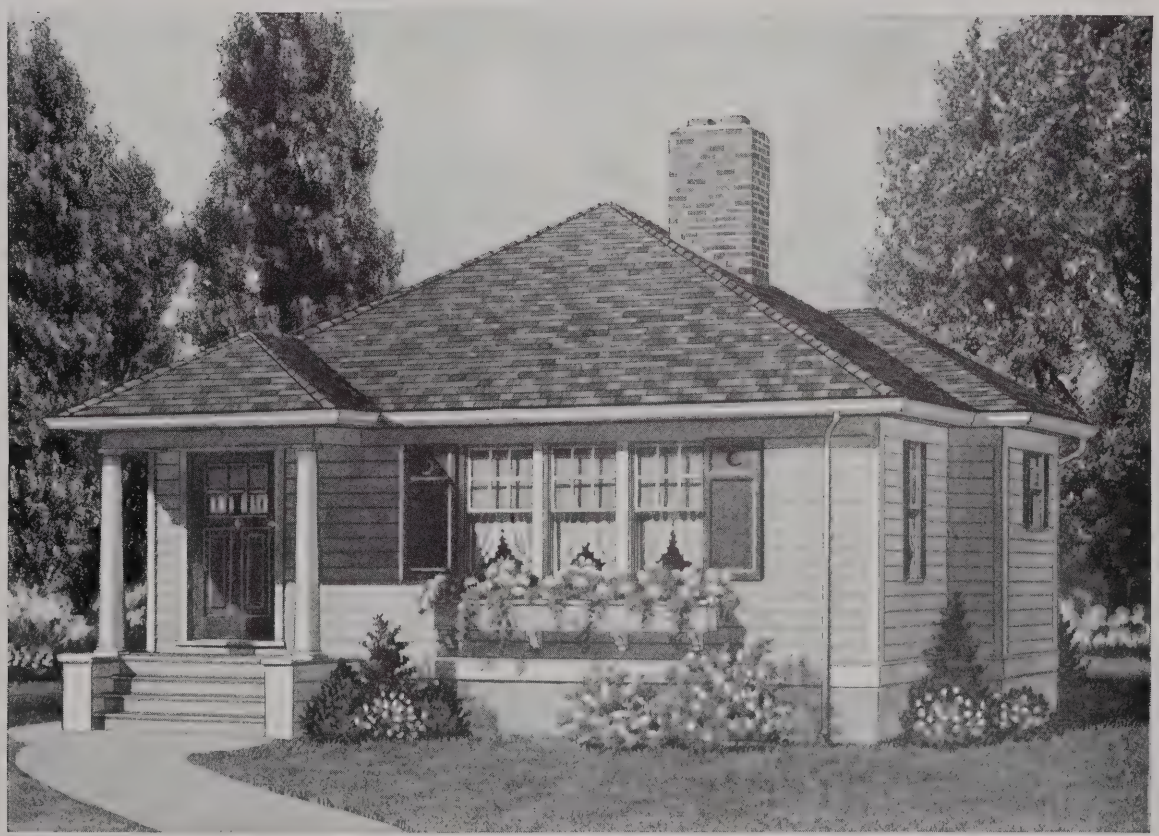
A GOOD FIREPLACE MAKES THE LIVING ROOM MORE INVITING

•





FLOOR PLAN



• *The MELBERN*

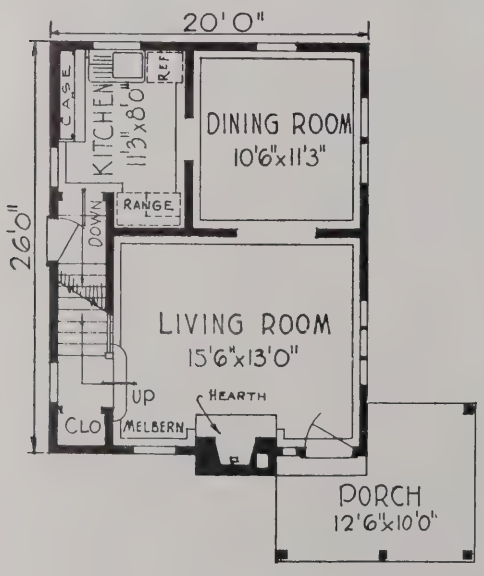
FIVE ROOMS AND BATH

The half timbered upper story, the brick chimney and the sweeping shingled roof blend compatably to form a very appealing and well-designed exterior. The long, shingled roof, while being unique and original in design serves a practical purpose by also covering and forming a porch at moderate cost. Note that the entrance on the side is practically as convenient as that in the front.

Although this home is small, a glance at the floor plan will surprise one.

THE LIVING ROOM measures 15 feet, 6 inches by 13 feet and being provided with a large fireplace is amply large for the average small family. The entire home is well planned and designed in the most modern manner. Bedroom space is an item which cannot be stressed too greatly. In the Melbern, the front bedroom is large enough to enable the placing of twin beds and still provide commodious space for the usual bedroom suite furniture.

A LARGE BATHROOM and plenty of closet space complete the efficient layout of this low-priced, five room home.



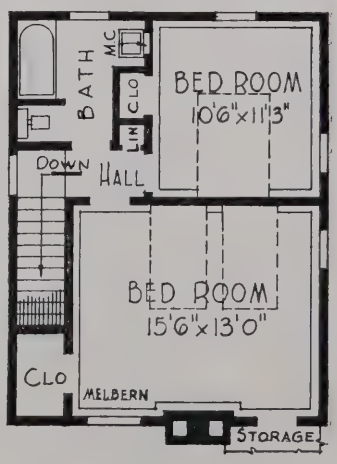
FIRST FLOOR

•

15850 CUBIC FEET

•

ASK US FOR FULL INFORMATION AND ESTIMATE OF COSTS

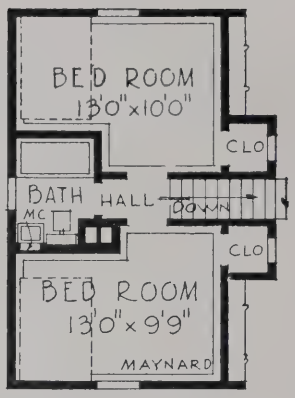


SECOND FLOOR

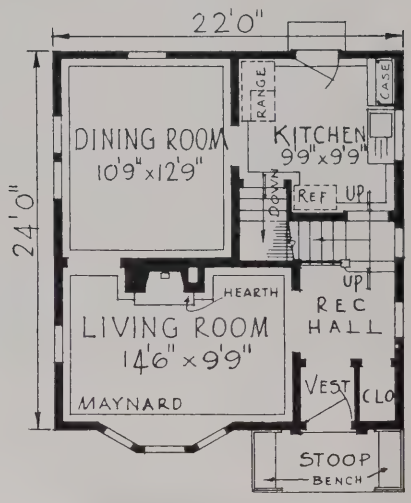
• *The MAYNARD*

FIVE ROOMS AND BATH

THE MAYNARD-A



SECOND FLOOR



FIRST FLOOR

These illustrations present two radically different types of home architecture. THE MAYNARD-A is a descendant of the early days of America and the Maynard-B is a recent conception first demonstrated at Chicago's Century of Progress.

THE FLOOR PLANS presented herewith are suitable to either design, except for the extra door which leads to the expansive 2nd floor porch of the Maynard-B. While the home is small and very suitable for a narrow lot, the rooms offer the full measure in utility, convenience and comfort. THE WELL EQUIPPED KITCHEN, the fireplace and large closets are worthy features.

•

11500
CUBIC
FEET

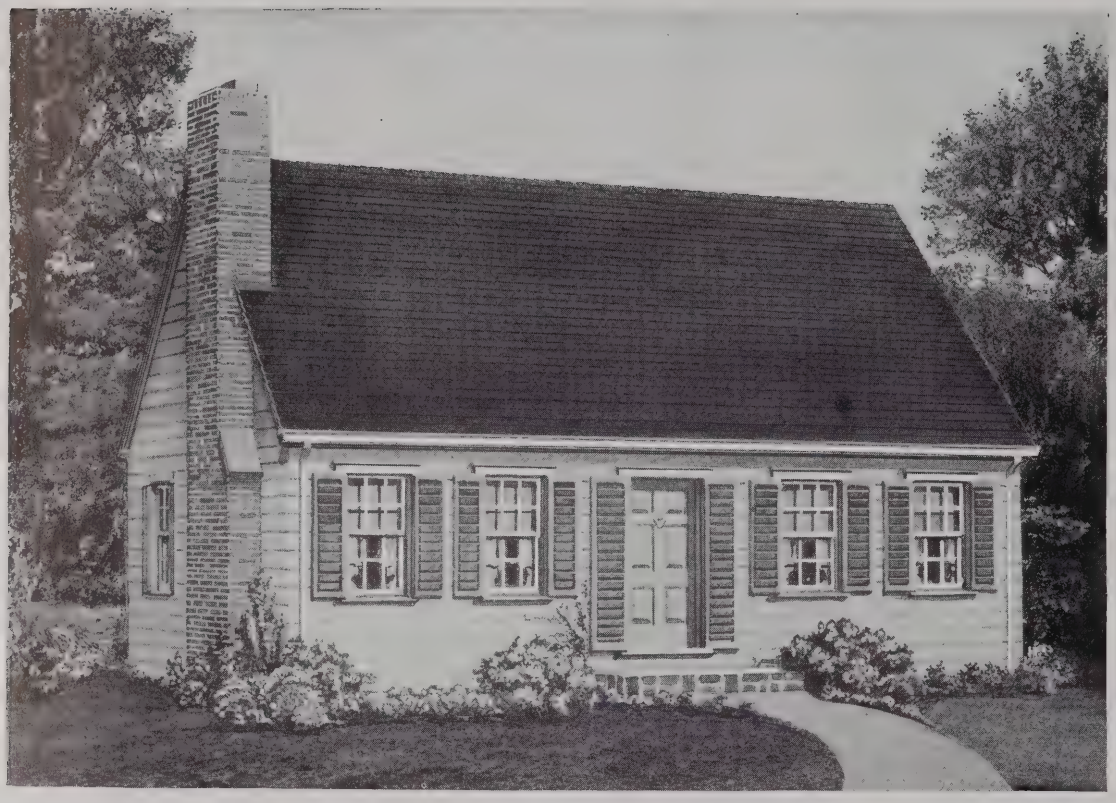
OVERALL
SIZE
24 FT. BY 30 FT.

•

THE MAYNARD-B

• *The MEDFORD*

FOUR ROOMS AND BATH



Originally designed and erected in CAPE COD many years ago, this style of home is attaining great popularity in all parts of this country. ITS APPEAL is embodied in simplicity, attractiveness and low cost. ARTISTIC IN EVERY LINE and detail, and replete with the many modern conveniences, such as the efficient kitchen, built-in dining set, linen closet, and other built-in millwork features, makes The Medford a truly modern, livable home. Imagine the possibilities this home affords in the matter of color combinations!

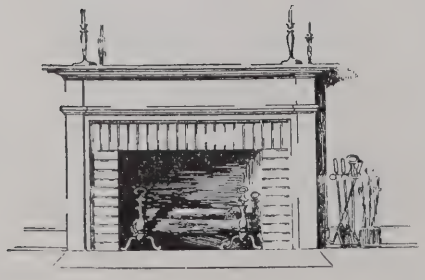
For example, a green roof and green shutters would appear delightful against a background of white siding. Other primary colors could be used in the same manner and all would present a picture of exquisite artistry.

Inside this cottage, the fireplace situated at the end of the commodious living room, creates a warm, cheerful atmosphere—the well appointed bathroom is situated between two convenient, light and comfortable bedrooms. Compact, comfortable and colorful adequately describes The Medford.

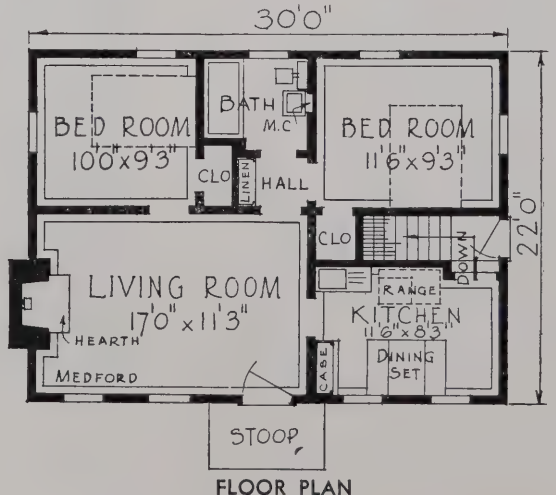
•

12500 CUBIC FEET

•



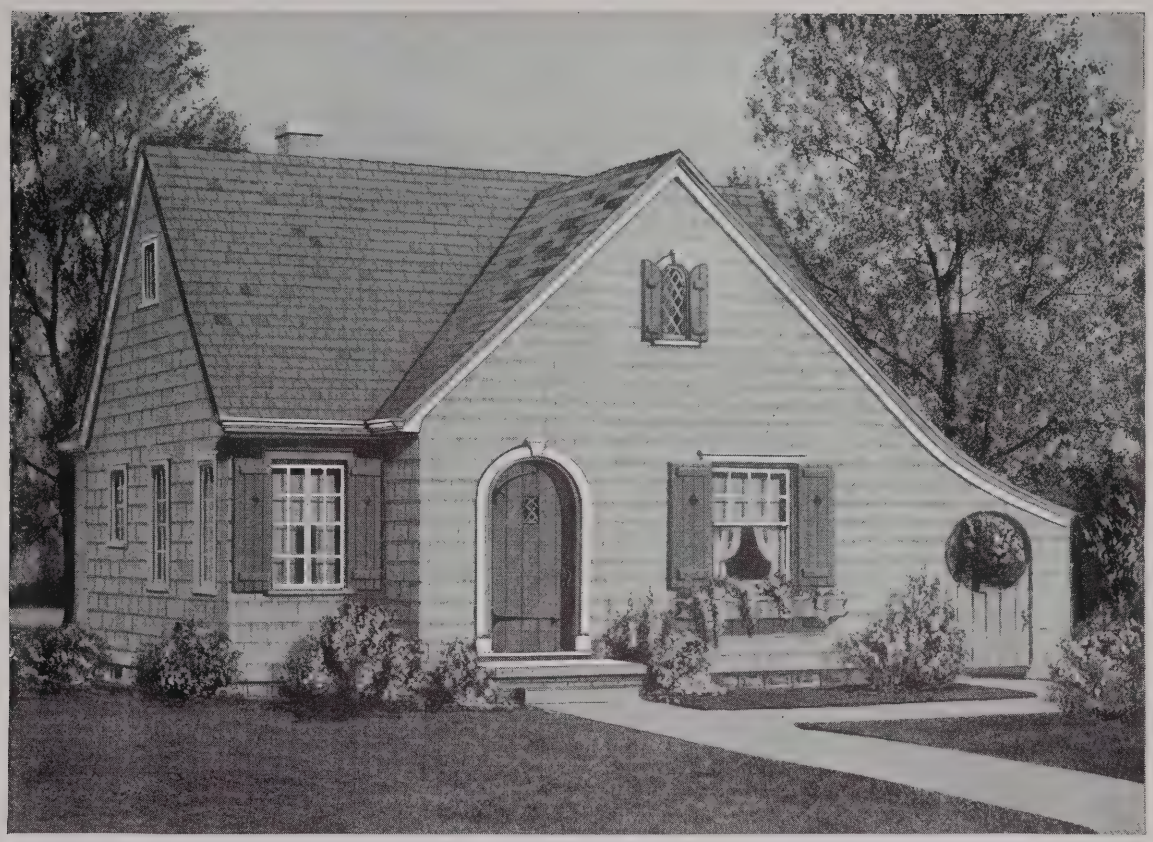
A CHEERFUL FIREPLACE COMPLETES THE HOME



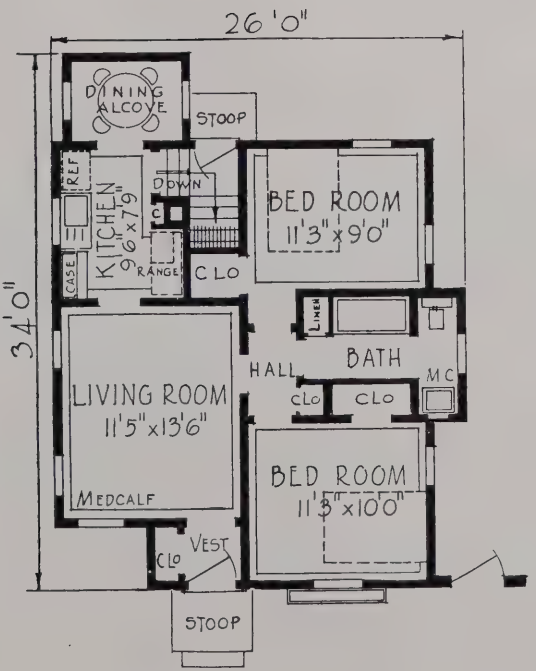
FLOOR PLAN

• *The MEDCALF*

FOUR ROOMS, BATH AND DINING ALCOVE



14950
CUBIC FEET



FLOOR PLAN

An ideal home for small families that can be built for a very moderate investment. THE MEDCALF is an English Cottage style in its fullest charm, with its sweeping roof line, and picturesque gate leading to the rear. The petite gable window gives a pleasing touch to the exterior design.

In glancing at the floor plan, do not overlook the snug dining alcove in the rear of the house, and connecting directly with the well-appointed kitchen. In the center of this home is located a hall from which access is given to the living room, bath, and either bedroom. Thus, in the matter of availability, one could not fail to appreciate that the interior is PLANNED PRIMARILY FOR CONVENIENCE. Note the ample closet space in both bedrooms, hall and vestibule. Consider this dwelling in its entirety and upon doing so, the obvious and inevitable conclusion is that one is truly provided with a great deal of home for a MINIMUM OF MONEY.

•

ORNAMENTAL TRELLIS, PERGOLAS, FENCING, ETC., WILL BEAUTIFY SURROUNDINGS

•

• *The MORRISON*

SIX ROOMS AND BATH

THE MORRISON-A

TWO DESIGNS
FOR ONE FLOOR PLAN

•

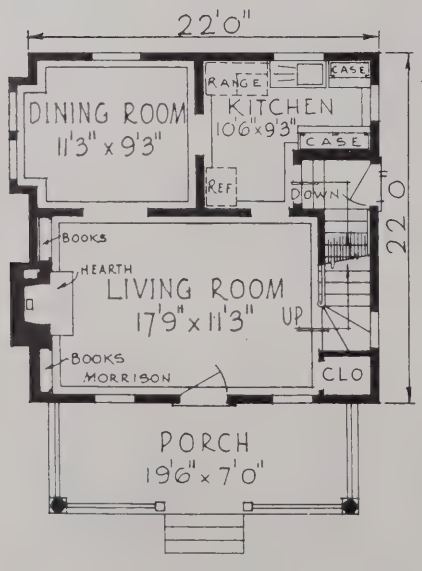
13000 CUBIC FEET

•

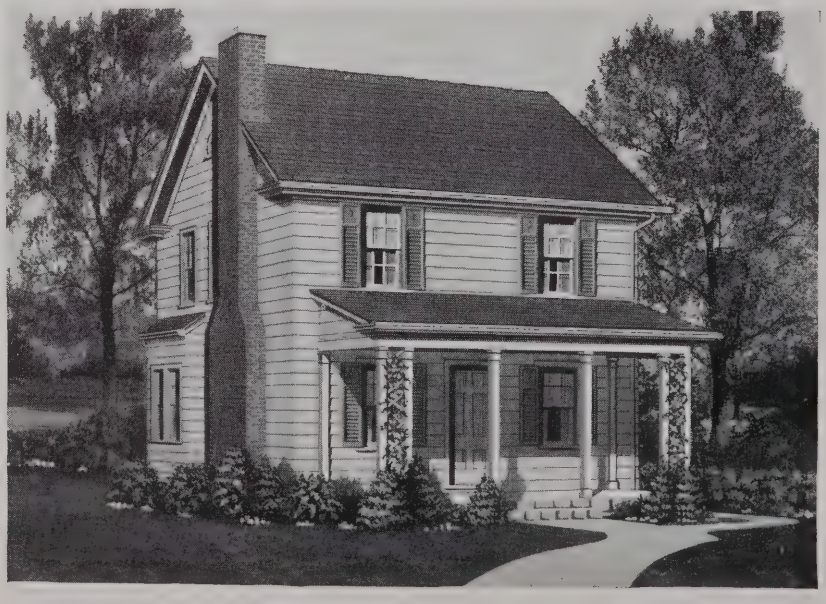
SECOND FLOOR

The simple lines and good proportions of The Morrison-A design are well set off by the broad front porch. ALL ROOMS ARE COMMODIOUS and each provided with many windows. Should one stop to analyze why The Morrison is attractive, they will find that it has simple lines and is free from superfluous ornament that distracts the eye from the house as a whole. Homes of this type offer most for the money expended. In every sense this is a compact, comfortable, space-saving design for a six-room, two-story house. This is a good all year house in practically every section of the country. It is specially DESIGNED FOR A NARROW lot, yet the plan offers large rooms conviently placed and an abundance of closet room. The large living room with its cheerful fireplace will accommodate many happy guests.

The Morrison-B is strictly Colonial—porch, shutters, siding, and all. THIS PLEASING DESIGN illustrates that a house can be square and still be a thing of beauty. It is a matter of good architecture.



FIRST FLOOR



THE MORRISON-B

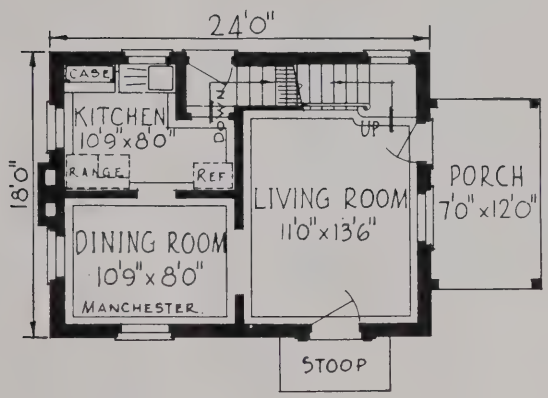
• The MANCHESTER

FIVE ROOMS AND BATH

The dignity of the design is the first thing to be commended in The Manchester. STRAIGHT, TRIM LINES, balanced architectural parts, attention to detail, are all obvious in accompanying picture. Brick walls painted white and green stained shingles for the roof are combined to good advantage. They make an interesting composition in texture as well as color. The shutters are an added decorative touch. The old Colonial entrance impresses the visitor with the beauty and dignity of this home.

PRACTICAL FLOOR PLANS

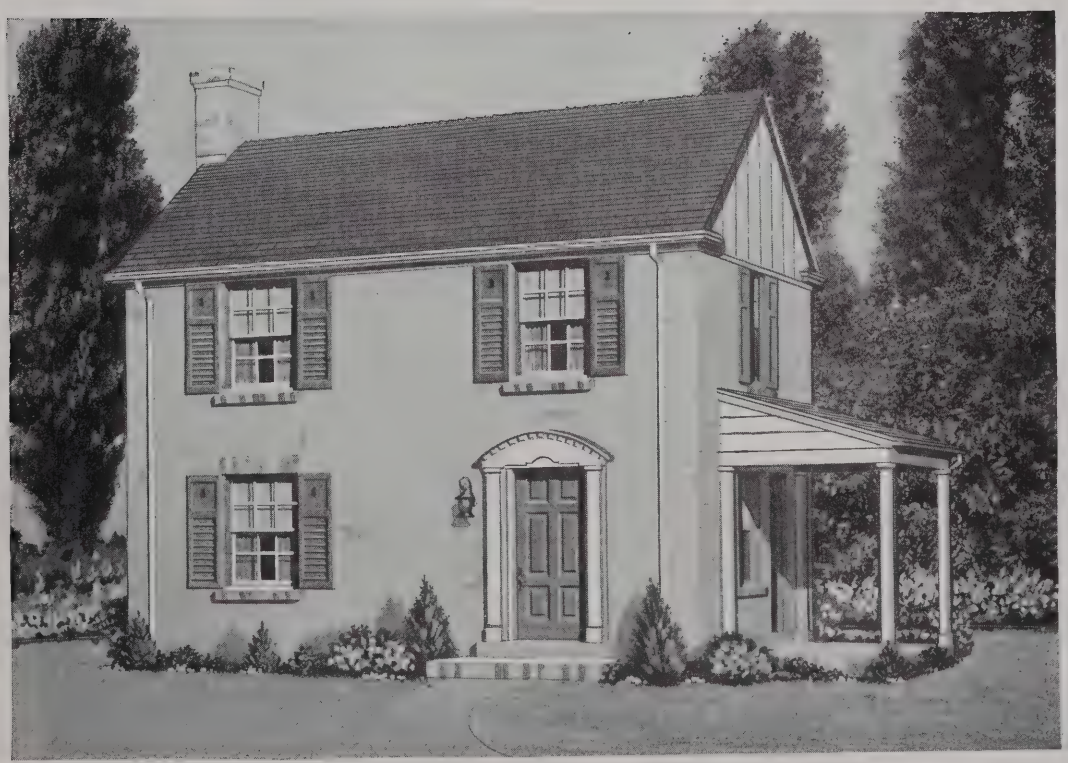
FOR EVERY PRACTICAL PURPOSE, the home is well laid out, and its five rooms and bath offer adequate space for the ordinary family, even when they are in the habit of entertaining frequent house guests. The living room opens onto a cheerful garden porch, which can be enscreened for summer months. THE HOUSEWIFE will find the kitchen to he liking. It has plenty of floor space, without exacting needless steps. Two bedooms and bath are found upstairs. Each bedroom has windows on two sides assuring good light and ventilation at all times. Closet space is plentiful and handy. The over all size is 32½ feet by 22 feet, 8 inches.



FIRST FLOOR

• CUBIC FEET 11250 •

SECOND FLOOR



• *The MALDEN*

THREE ROOMS, BATH AND DINETTE

After many years of house designing and building of various types of homes, architects have ultimately concluded that simplicity in design and ornamentation, is the element upon which true efficiency and genuine comfort is based. In the majority of cases, a home subtly reflects the character of the occupants.

INVITING AND COMFORTABLE

This home possesses a most inviting exterior and is planned for genuine comfort. IDEAL IN ALIGNMENT the three rooms comprise a suite adequately planned for a family of two and at a very modest cost. The overall size is 28 feet, 6 inches by 33 feet. Ceiling height is 8 feet.

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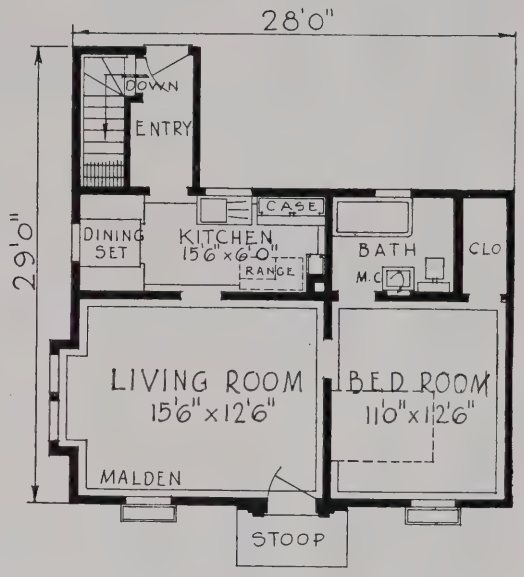
CALL, WRITE OR PHONE FOR
COMPLETE INFORMATION

•

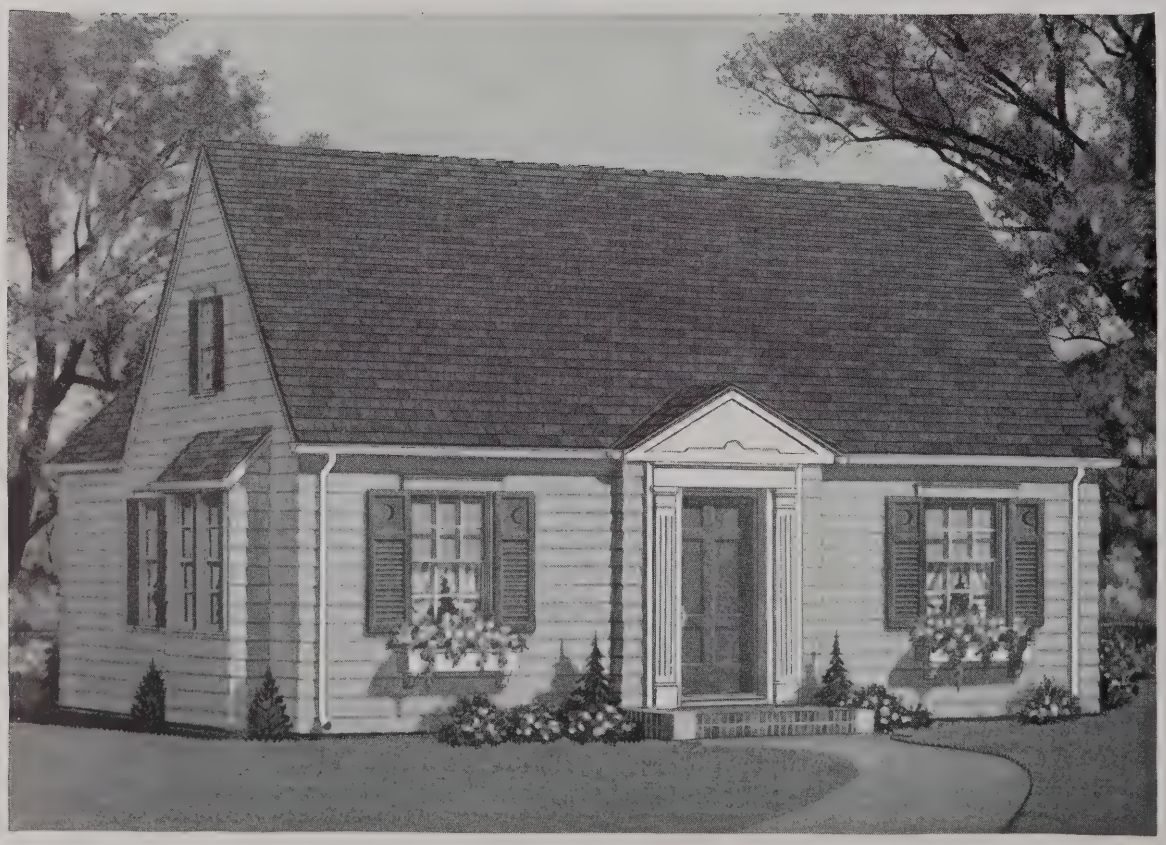
•

9750
CUBIC FEET

•



FLOOR PLAN



• *The MEAD*

OFFERS THREE DIFFERENT FLOOR PLANS

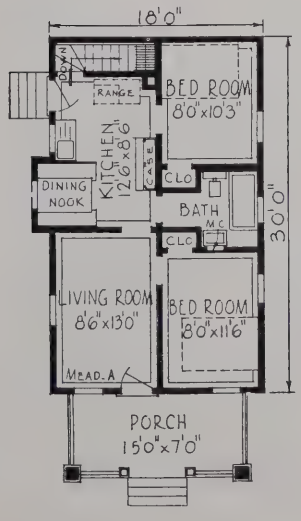
•

CALL AT
OUR OFFICE
FOR
COMPLETE
COSTS

•

A POPULAR TYPE OF HOME that wears well. Brick and shingles are harmoniously combined to create a pleasing exterior. THE COMFORTABLE OPEN PORCH, and well spaced windows add pleasantly to the appearance of this small house. Because of its simple design and neat appearance, and also because of its low cost, the popularity of THE MEAD is easily appreciated.

Observe that three designs of floor plans are shown. In Plan A, a cozy dining nook is situated in connection with the efficiently appointed kitchen. In Plan B, the commodious living room is the dominant feature. And in Plan C, note that a dining room and another bedroom are included. All three lay-outs are particularly designed to conform to the comfort and requisites of the average small family. The ceilings are 8 feet, 6 inches in height. Basement ceilings are 7 feet.

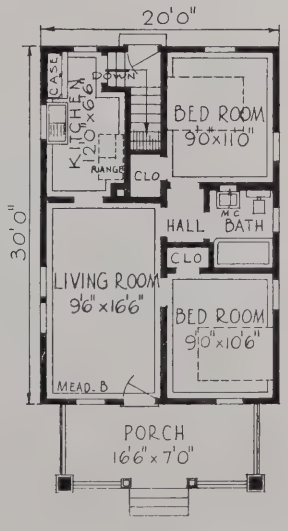


PLAN A

•

PLAN A
9500
CUBIC FEET

•



PLAN B

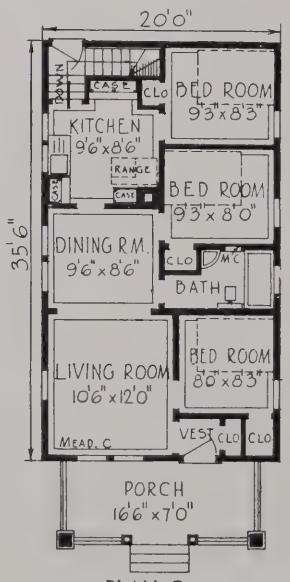
•

PLAN B
11550
CUBIC FEET

•

PLAN C
12400
CUBIC FEET

•

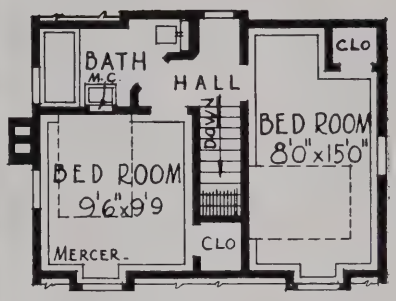


PLAN C

• *The MERCER*

FIVE ROOMS AND BATH

THE PICTURE AT THE LEFT IS KNOWN AS DESIGN-A

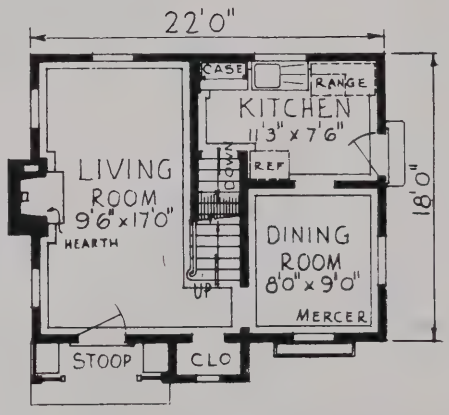


SECOND FLOOR

This home is a distinctly modern version of the DUTCH COLONIAL home. Whether you build for permanent possession, or for resale, you cannot afford to overlook the advantages and benefits of this beautiful home.

This is a home in which one may realize a distinct individuality even in city residential districts.

Non-essential features which increase expense are eliminated and standard materials are used throughout in stock sizes. This home can be built on a narrow lot, the overall size is 24 feet, 6 inches by 24 feet.



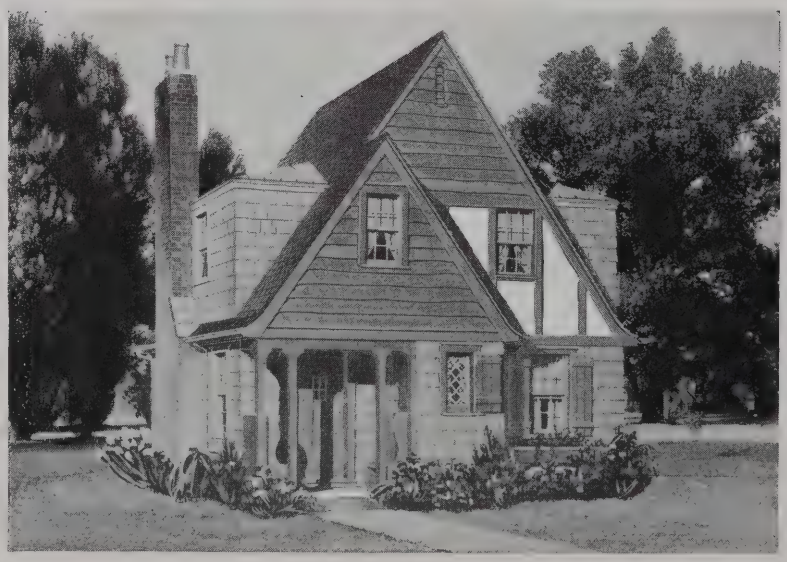
FIRST FLOOR

THE HOME AT THE RIGHT IS KNOWN AS DESIGN-B

Note the striking roof construction. This skillful treatment of roof lines creates a most distinctive home. Also, the charming entrance, the well-situated windows, the brick chimney, both ornamental and useful, and the half-timbered section of the upper story in combination with the shingles and horizontal siding, are effective in enhancing the desirability of this home.

•

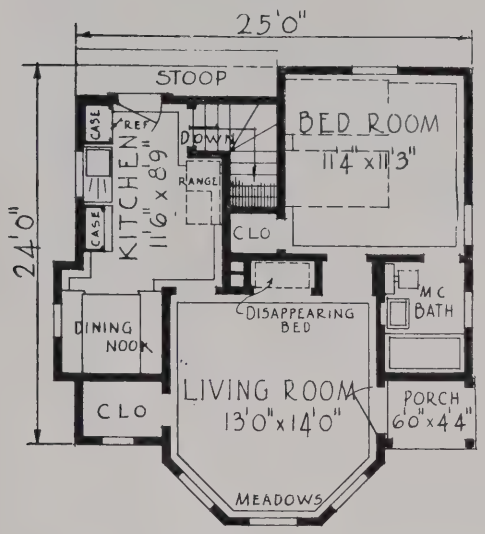
9500 CUBIC FEET



• *The MEADOWS*

THREE ROOMS, BATH AND DINING NOOK

10800 CUBIC FEET



FLOOR PLAN

•

OVERALL SIZE
27 FEET 6 INCHES
BY 30 FEET

•

The Meadows with its PLEASING ARCHITECTURAL LINES and half-timbered upper story makes a truly charming home. The bay window is not only highly attractive, but also increases the roominess of the interior. Note the graceful roof sweep over the bay window and the added beauty of shuttered window in gable.

EFFICIENCY A FEATURE

While this home was especially designed for a small family, the disappearing bed enclosure provided at one end of commodious living room greatly increases the efficiency of floor plan layout.

NOTE THE ROOMY KITCHEN and its direct connection with handsome built-in dining nook—friend wife will appreciate this. A LARGE BEDROOM with unusual closet space and a finely appointed bathroom are other features.

•

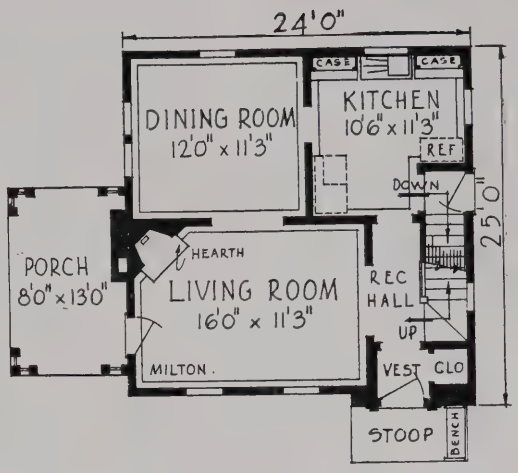
THIS HOME
WITH
THREE ROOMS
IS EQUAL
IN EFFICIENCY
TO A HOME
OF FIVE
ROOMS

•

• *The MILTON*

OFFERS SIX ATTRACTIVE DESIGNS

THE MILTON-A
NEW ENGLAND COLONIAL



FIRST FLOOR

•

16000
CUBIC FEET

The Milton is not a large house, but well arranged in a very popular way. The large living room and inside fireplace, the hall through to kitchen and coat closet, the cabinets and refrigerator space conveniently placed, the fine open porch make a very strong appeal. This porch can be placed at the rear of the dining room if desired, which will enable the home to be built on a narrow lot. The three chambers on second floor, of good size and airiness, the linen closet and well-planned bathroom are points of desirability to any one interested in acquiring a real home at a modest price. The first floor plan is illustrated on this page. The second floor plan is illustrated on the following page.

There is a quiet dignity, a restful charm, a sobriety of atmosphere in the old NEW ENGLAND style of homes. It is the evolution of a style, prominent in our country for generations. In THE MILTON-A we see one of the closest approaches to perfection of this style.

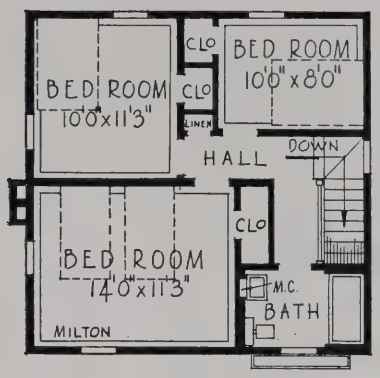
THE MILTON-B is a pleasing design developed along an early period style. The long windows with wrought iron railings and the effective entrance are exceedingly attractive.

THE MILTON-B
GEORGIAN COLONIAL

THE MILTON-C
ENGLISH ORIGIN

• *The MILTON*

SIX ROOMS AND BATH



SECOND FLOOR

•

BUILD A HOME FIRST

THE MILTON-D
MODERN

THE MILTON-C is an attractive English home that wears well because it owes its substantial beauty to good proportions and harmony of details. Its admirers will find their highest ideals sensibly incorporated in this attractive home.

The charm of THE MILTON-D home—its delightful homelike quality, does not depend upon expensive material or elaborate details, but upon good proportions, nice spacing of doors and windows, and the use of a delightful entrance. The shutters add color to this truly modern home. Visitors to the World's Fair at Chicago will recognize this modern style as several examples were there on exhibition.

THE MILTON-E brings to you the lasting beauty of old Dutch Colonial architecture. It's a pleasing home that wears well because it owes its substantial beauty to good proportion and harmony of details.

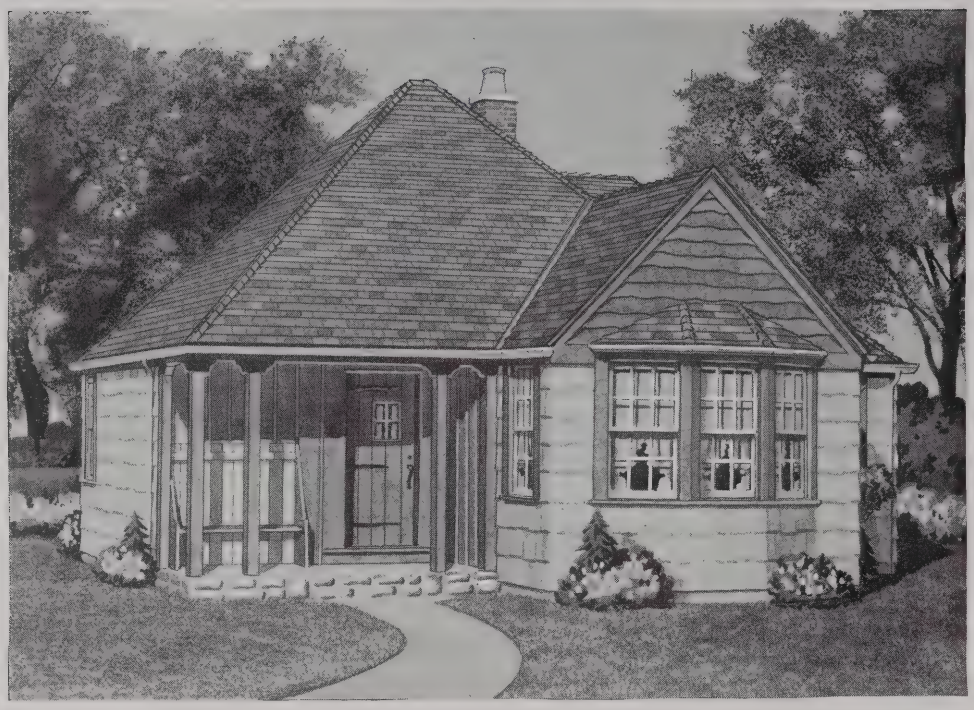
The many advantages of the early Colonial style for modern American home life are set forth in THE MILTON-F. Expansive and cheery living, reminiscent of the life of the early pioneer settlers is constantly being inspired when one owns a home like this design.

THE MILTON-E
DUTCH COLONIAL

THE MILTON-F
EARLY COLONIAL

• *The MORTON*

THREE ROOMS, BATH AND DINETTE



•

9300
CUBIC
FEET

•

THE MORTON-A

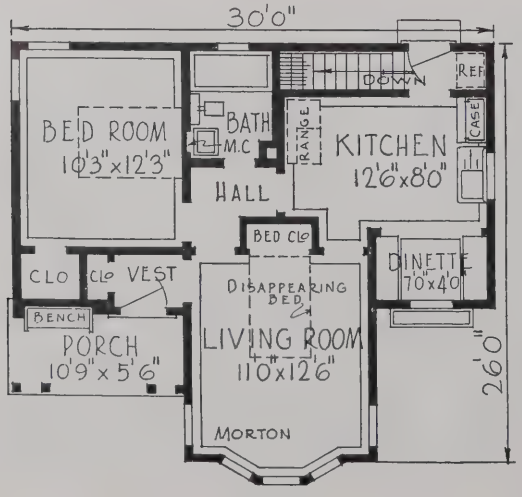
These beautiful, well-proportioned pictures tell the story better than words. Seldom, indeed, does one find a home of this size that has such an excellent arrangement of rooms. These three rooms are equal to five rooms in efficiency.

Every convenience is provided in this small space that one would expect in the most pretentious home.

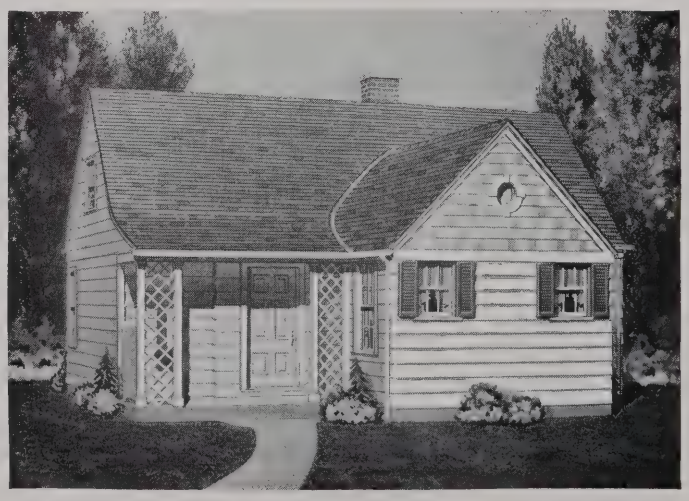
This is not the fake economy of cheaper construction, but the far better economy of construction that will give lasting satisfaction as years go by.

The popularity of bungalows of this type is well founded because they are attractive, quickly built and moderate in price.

The extreme width is 31 feet, 6 inches and the extreme depth is 29 feet, 6 inches.



FLOOR PLAN



THE MORTON-B

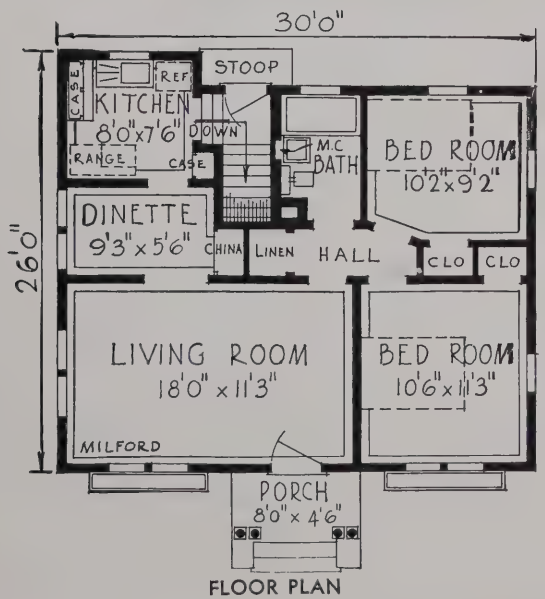
• *The MILFORD*

FOUR ROOMS, BATH AND DINETTE

EXPERIENCED ARCHITECTS advocate plain construction, but at the same time they advocate uniformity and stability of design. By combining these features with carefully studied arrangement of doors, windows, porches and roof projection, we produce a very pleasing Colonial dwelling at an exceptionally low cost. The entire building expresses strength and individuality.

Should one stop to analyze why this home is attractive, they will find that it has simple lines in good proportion and is free from superfluous ornament that distracts the eye from the house as a whole.

THIS PLEASING DESIGN illustrates that a house can be approximately square and still be a thing of beauty. It is a matter of good architecture.



FLOOR PLAN

THE FLOOR PLAN

A study of the floor plans will show four rooms, conveniently arranged, a spacious dinette, a well placed bath and plenty of large closets. The bedrooms and bath are entered from the hall at the rear of the comfortable living room. The kitchen is arranged with full equipment and cabinets.

•

14760 CUBIC FEET

• *The MERRICK*

FIVE ROOMS AND BATH

•

11600
CUBIC FEET

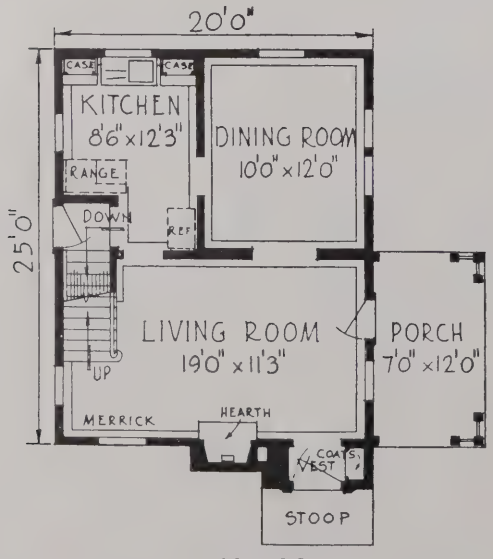
Embodying, as it does, all the artistic excellence of Dutch Colonial home architecture and fully equipped with modern American space and labor saving devices, this home is most certainly complete.

THE CHARMING CHIMNEY AND EFFECTIVE ENTRANCE lend distinction to the front of the house. The pillored porch, formed by a downward sweep of the shingled roof, creates a pleasing balance to the attractive design.

INSIDE, the arrangement is particularly good—assuring every convenience and much comfort.

THE MAGNIFICENT LIVING ROOM is but one of the charms of the inside.

VIEW OF KITCHEN

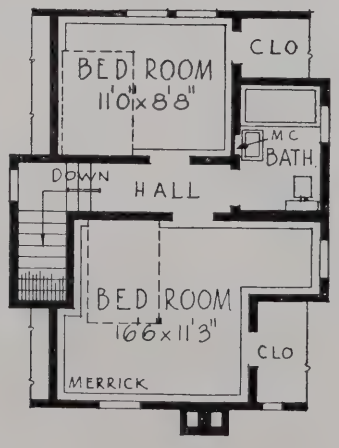


FIRST FLOOR

The overall size of this home is 29 feet by 32 feet. Ceiling of first floor is 8 feet, 2 inches in height, second floor ceiling is 7 feet, 6 inches in height.

•

CALL AT OUR OFFICE FOR FULL INFORMATION



SECOND FLOOR

• *The MARSHALL*

FIVE ROOMS AND BATH

The RESALE VALUE of a home is dependent upon three things, the design, condition and locality. The Marshall with its superb design and construction guards against depreciation on the first two scores.

For SIMPLICITY, ECONOMY, DIGNITY and general "hominess", The Marshall deserves first mention. One is instantly reminded that beauty is not dependent upon elaborate ornamentation. But is rather the result of an intelligent application of certain proven principles.

Observe how prominently the plain entrance stands out when centrally placed and evenly flanked by shuttered windows. Again see how symmetrically the dormer windows are placed and how the spouting in being place at each corner adds to the monumental effect.

WELL PLANNED ROOMS

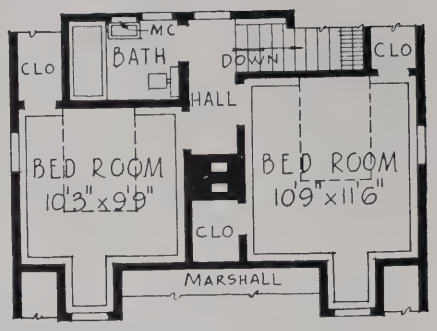
In this house you will have the compactness desired and still retain the privacy afforded by a second story. The pleasing impression gained from the outside is retained upon entering, for at once one notices the big booming fireplace.

Careful consideration of this home will bring out many other pleasing features, such as the kitchen convenience, the large handy closets, the comfortable second floor rooms and the well appointed bath. Size over all is 27 feet by 27 feet.

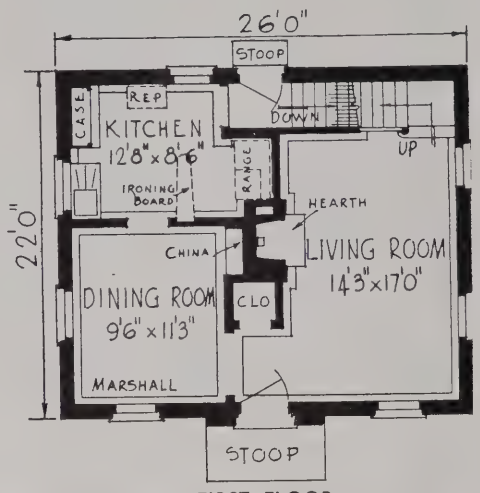
•

12900 CUBIC FEET

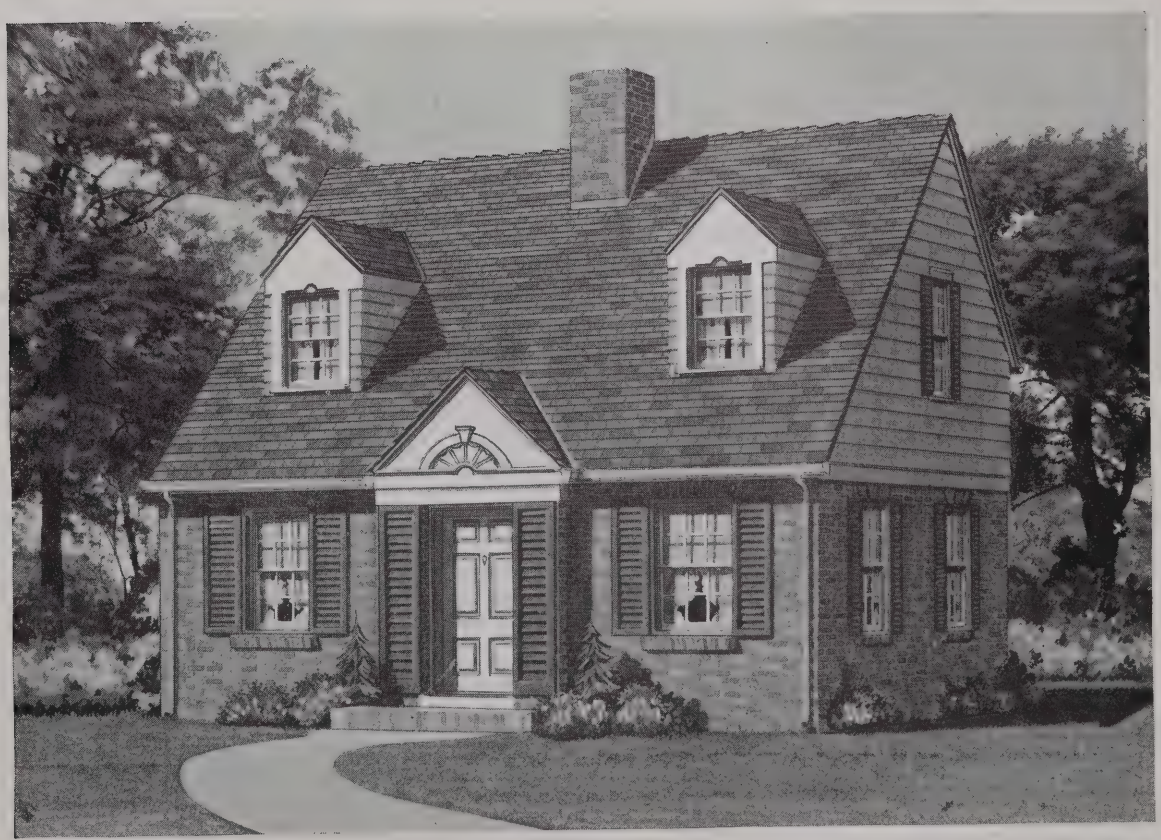
•



SECOND FLOOR



FIRST FLOOR



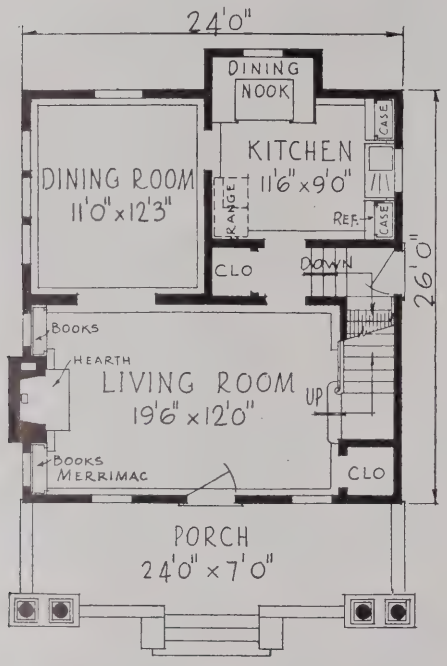
• *The MERRIMAC*

FIVE ROOMS, BATH AND DINING NOOK

Never before in the history of our economic era, has one such an opportunity as now awaits. Build now and save! For tomorrow may bring another boost in the costs of small homes.

Here you see a popular home designed with the utmost of care and efficient simplicity, waiting to warm the hearts of some prospective home builder.

A LARGE FULL FRONT PORCH gives an appearance of comfort and security. The sweep of the roof is broken up by the dormer and lends plenty of variety to the exterior.



FIRST FLOOR

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16100

CUBIC FEET

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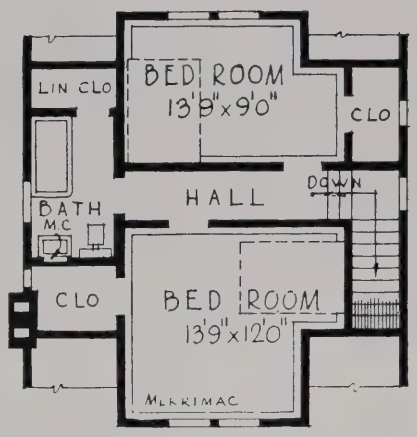


SECOND FLOOR

CONVENIENT FLOOR PLANS

AN EXPANSIVE LIVING ROOM, the width of the house with staircase at one end, adheres to this type of abode. Much-needed bookcases combined with the fireplace enhances the charm of this room. Also, the dining room is large. A WELL-ARRANGED KITCHEN with built-in dining nook makes this a most comfortable home. Situated upstairs are two large bedrooms with ample closet space and connected to a large bath.

An overall dimension of 28 feet, 6 inches by 37 feet, permits one to erect this home on a medium sized lot.

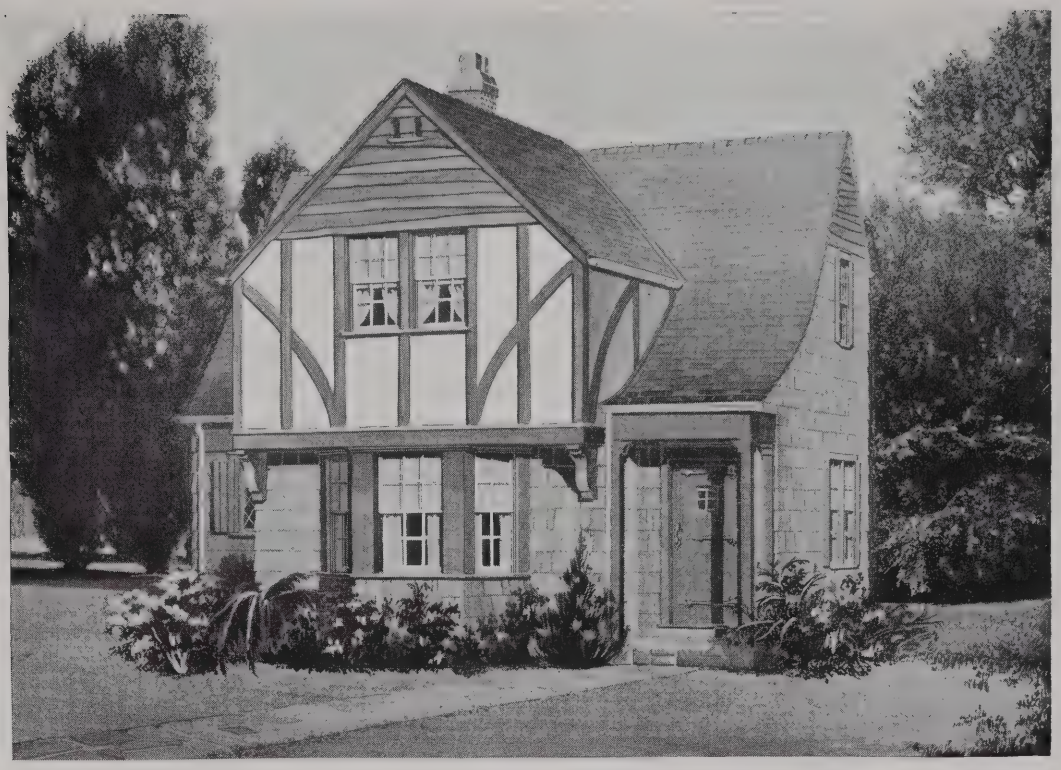
• *The MAYFIELD*

FIVE ROOMS, BATH AND DINING NOOK

•

13000
CUBIC
FEET

•

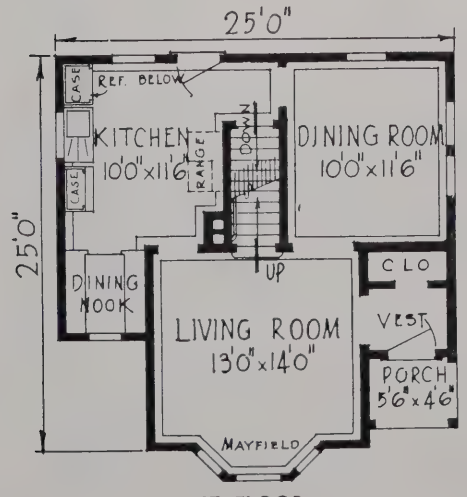


A small home of the English type. THE FRONT GABLE give individuality without eccentricity to the exterior. This home is planned on simple yet effective lines that insure it being moderate in building cost and pleasing in exterior appearance.

While The Mayfield is really small in size, it is large in possibilities and convenience. The ceilings are low which insures good ventilation. The overall size is 26 feet, 6 inches by 28 feet, 6 inches.

FLOOR PLANS

From a weather protected entry and vestibule, admittance is gained to an excellent living room, in which a fireplace can be included if desired. The dining room and kitchen are convenient and in proper scale to the house as a whole. The dining nook is very desirable. The economically placed stairway leads to bath and two wholesome bedrooms. Note the large handy closets.



FIRST FLOOR

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ASK US FOR
FULL PARTICULARS
AND COSTS

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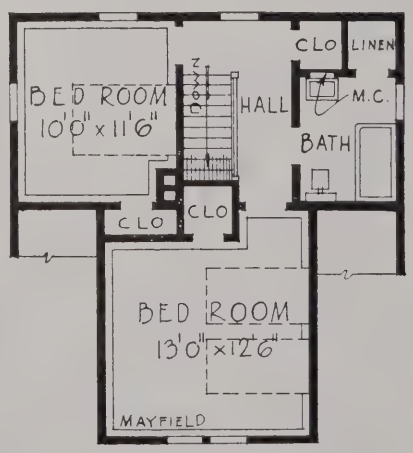
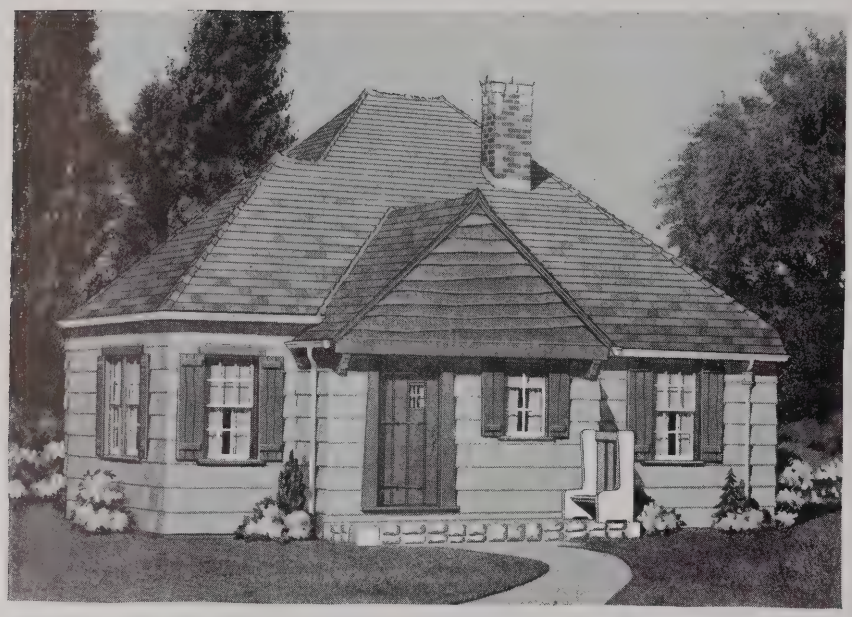


SECOND FLOOR

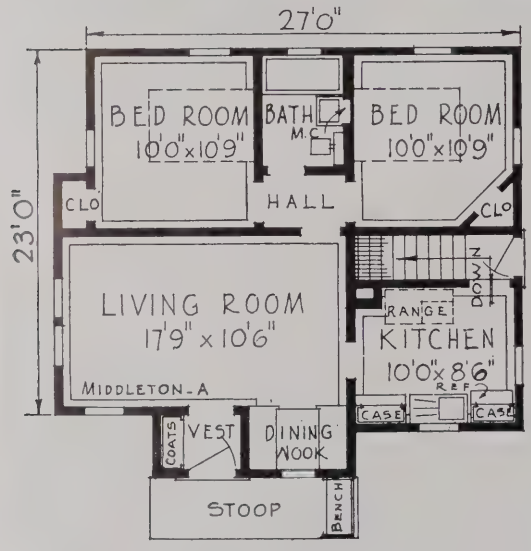
• *The MIDDLETON*

FOUR ROOMS, BATH AND DINING NOOK



THE MIDDLETON-A

This English Cottage is similar to those found throughout the English countryside. Notice the batten front door and blinds. The outside walls are a combination of shingles with rough siding above the front entrance. THE FLOOR PLAN of THE MIDDLETON-A is designed to set with the dining nook and kitchen facing the front. While this home is small and compact, the rooms are large and comfortable and offer full measure in convenience and utility. The width overall is 30 feet, 6 inches.

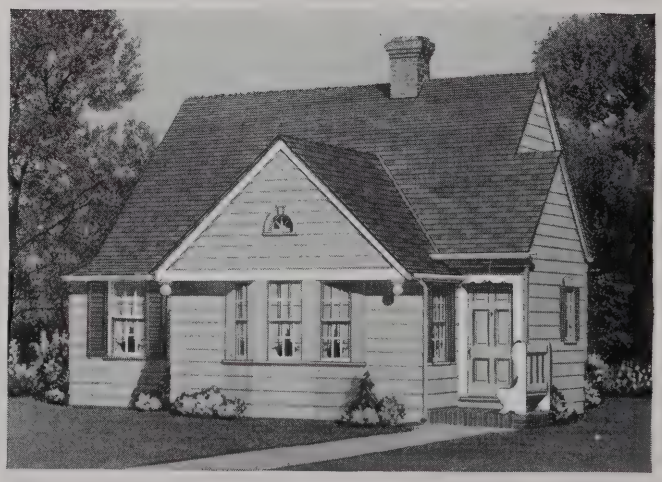


FLOOR PLAN—MIDDLETON-A

12750 CUBIC FEET

FLOOR PLAN—MIDDLETON-B

At the right THE MIDDLETON-B is illustrated. This home is an excellent example of the modified Colonial. The Colonial effect is found in the front entrance, window design with ornamental blinds, and narrow cornice. The outside walls are stained shingles and wide siding. There is a pleasing break in the roof lines, giving the home an individual attractiveness when viewed from any angle. THE FLOOR PLAN is designed to set with the living room and chamber facing the front. The width overall is 29 feet.



• *The MONROE*

FOUR ROOMS, BATH AND DINETTE

Here are two homes of MODERN DESIGN that have the same interior layout. Both are ideal for a small family, and conform admirably to GOOD ARCHITECTURE and artistic design. It will not be an easy matter to choose between them as they are both very attractive and charming, and would enhance the desirability of any locality.

THE FLOOR PLAN

FOUR WELL LAID OUT ROOMS, a dinette, well equipped bath, a cozy hearth and appropriate closet space comprise the floor plan. Notice the distinctive location of the dinette and the pleasing situation of the bay window. EFFICIENCY is the keynote of the compact and modern kitchen. These homes may be erected, at the present time, for a very modest sum.

•

12200
CUBIC
FEET

•

WE INVITE
FULL INSPECTION
OF OUR
MATERIALS

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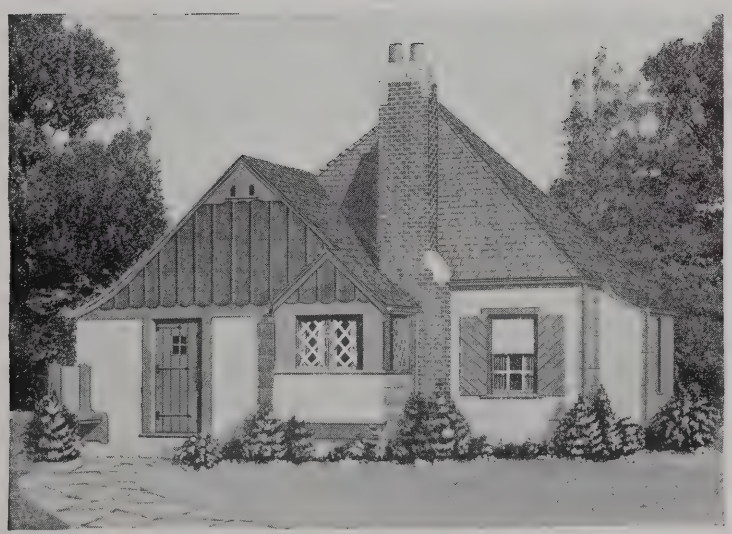
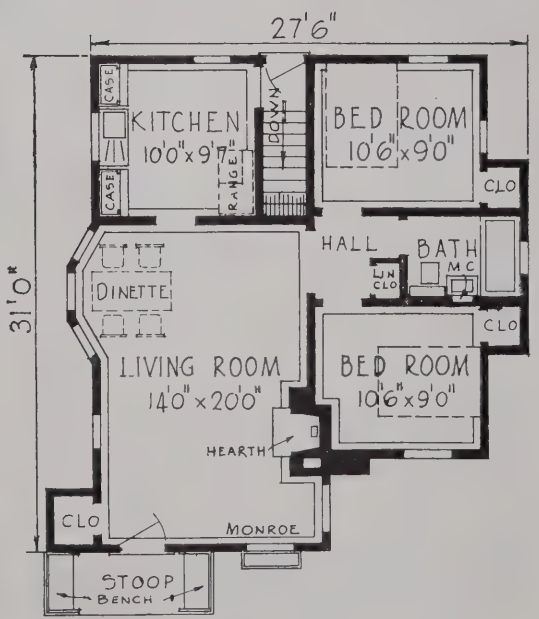
THE MONROE-A



THE MONROE-B



FLOOR PLAN

• *The MINSTER*

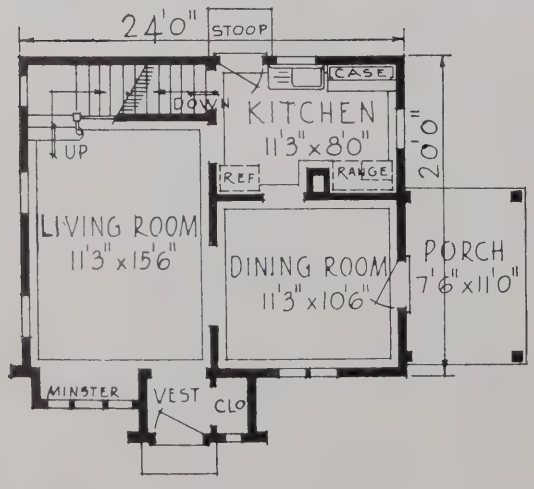
FIVE ROOMS AND BATH

•

15190
CUBIC
FEET

•

A home in good taste is always in style. THE MINSTER is distinctively modern in plan with attractive shingled side walls and a general air of beauty that will command favorable comment in any locality. The porch can be enscreened for the summer months and used for a dining porch if desired. THE FLOOR PLAN provides five exceptionally fine rooms and bath. The vestibule with coat closet is an always desirable feature. THE LIVING ROOM has two windows and a cluster of three sash, leaving plenty of wall space for furniture. THE KITCHEN is fully equipped for utility and convenience. UPSTAIRS are the bath, linen closet and two fine bedrooms; also hall, which is well lighted by the window on the stair landing. The large bedroom has a closet and four windows . The other bedroom is of good size, too, and has four windows and a generous closet space. The bathroom has a convenient closet and a built-in medicine cabinet. CEILING HEIGHTS are 8 feet, 4 inches, 8 feet and 7 feet for basement.



FIRST FLOOR

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ESTIMATES
OF COSTS
ARE FURNISHED

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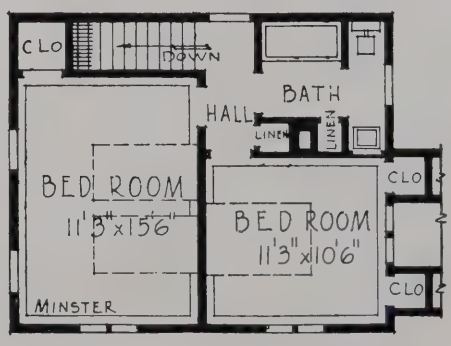
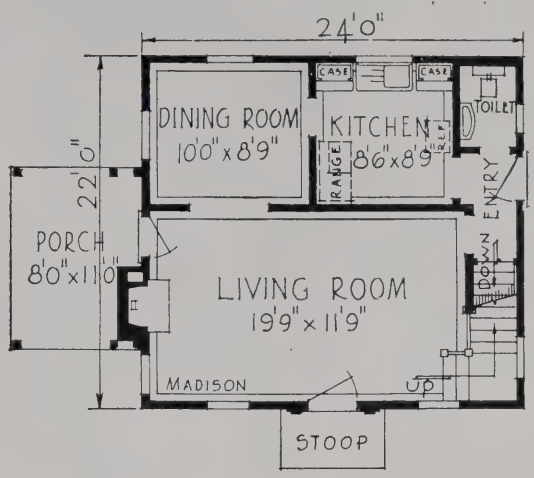


SECOND FLOOR

• *The MADISON*

SIX ROOMS, BATH AND TOILET

FIRST FLOOR



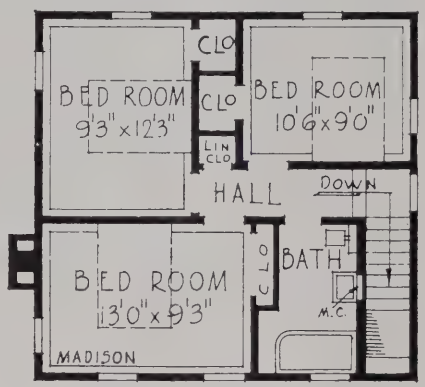
In the old days, prospective home builders hesitated to build because of the reigning high prices of materials and labor. Now the prospect should not shirk his duty to his family and local community. In building now, one has many advantages in labor, materials, lower taxes, and low real estate prices, and an investment which will increase in value as the costs of real estate rise.

Before you is an unusual dwelling that the average American family will regard as original in design and efficient in character, but economical in cost. IT IS A PERFECT COLONIAL home with true architectural features, such as front entrance, large open porch and shuttered windows.

•
13500
CUBIC
FEET
•

THE FLOOR PLANS

IN THE SPACIOUS LIVING ROOM one sees a large fireplace and Colonial staircase which cannot be overlooked. A CONVENIENT AND WELL-BALANCED KITCHEN in every detail, with adjoining toilet is considered the acme of good design. On the second floor are three large bedrooms with ample closet space and nearness to bath. The overall size is but 33 feet by 26 feet, 6 inches. THE PORCH can be built at rear of dining room which will enable one to build on a narrow lot.



SECOND FLOOR

• *The MALCOM*

FOUR ROOMS, BATH AND DINETTE

THE MALCOM-A

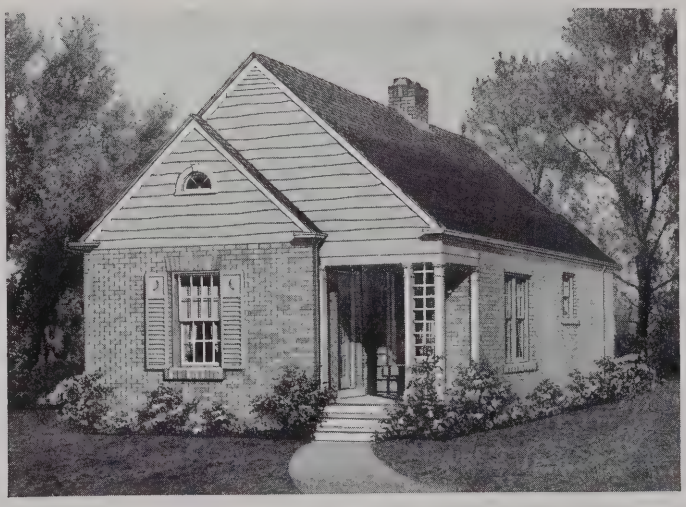
If useless expense is to be avoided in home construction the plan must be limited to essential requirements; odd sizes of materials must not be used; waste in labor must be guarded against by selecting a complete plan and holding to it through each phase of construction.

MAXIMUM VALUE

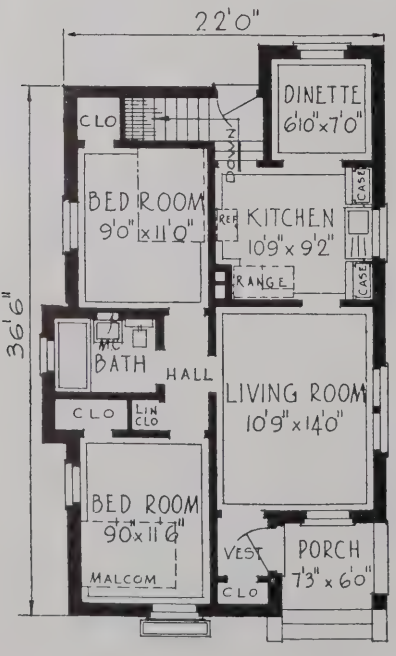
These homes are especially designed to give the MAXIMUM VALUE from available space. The ready accessibility of one room to another is a commendable feature. The location of the chimney indicates easy heating as well as an economical installation of the heating equipment.

THREE DESIGNS FROM ONE FLOOR PLAN

Do not overlook the fact that while the floor plan and construction costs are approximately the same, the exterior designs are much different. Those who desire to erect brick bungalow types at low costs will find many opportunities in these homes.

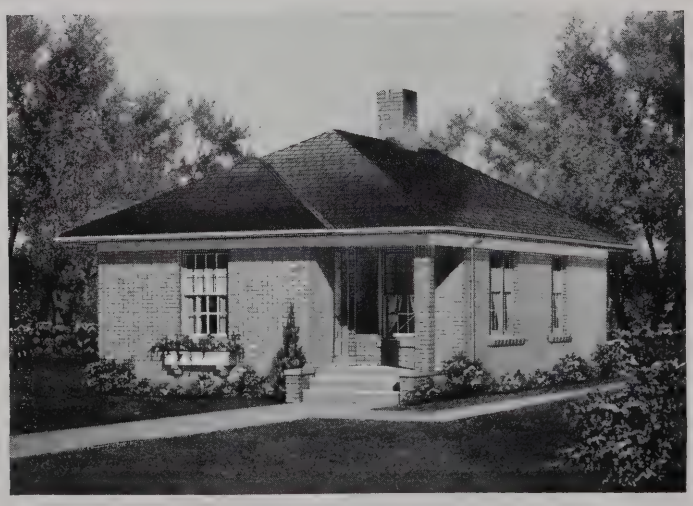


THE MALCOM-B



FLOOR PLAN

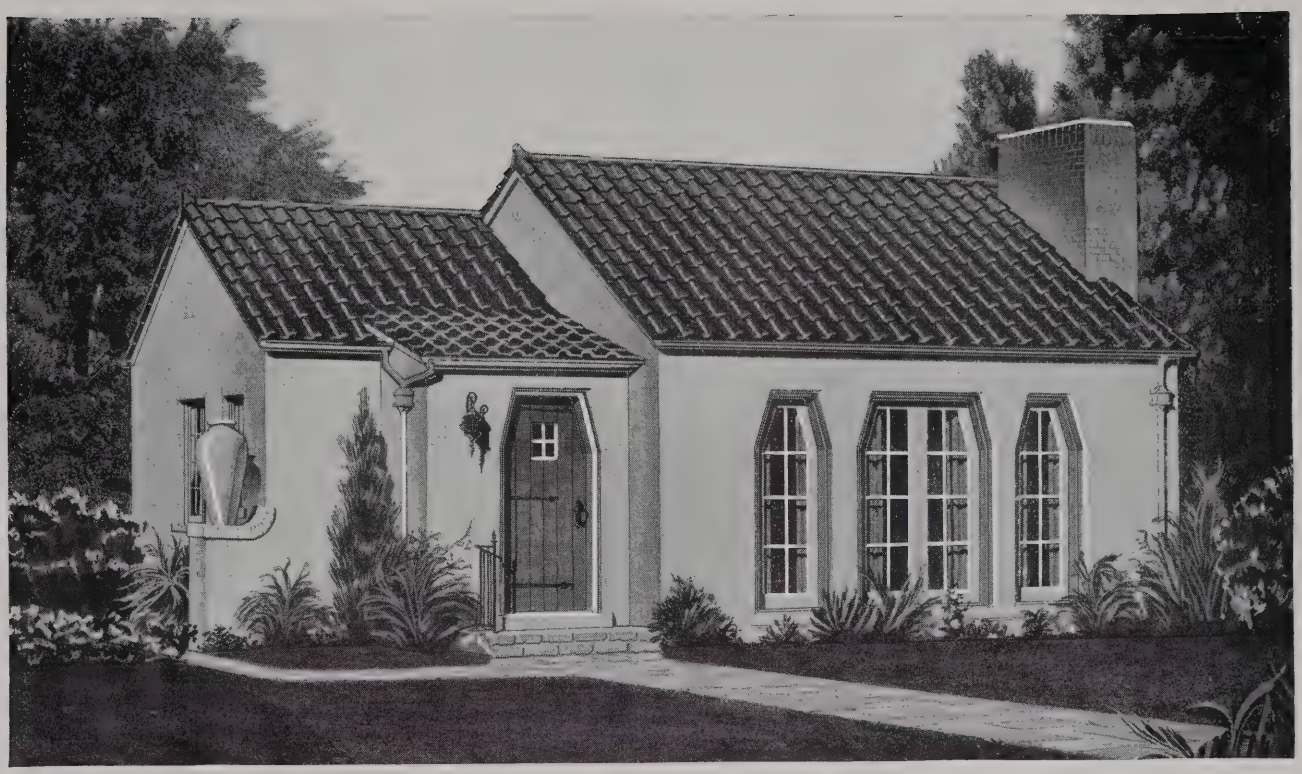
• 13500 CUBIC FEET •



THE MALCOM-C

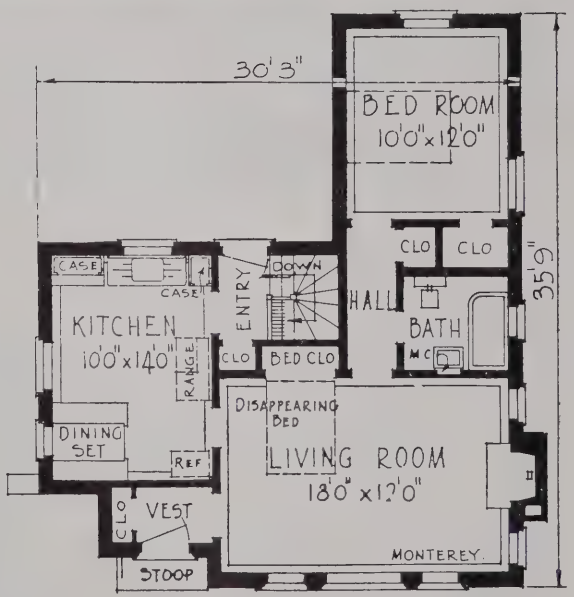
• *The MONTEREY*

THREE ROOMS, BATH AND DINING SPACE

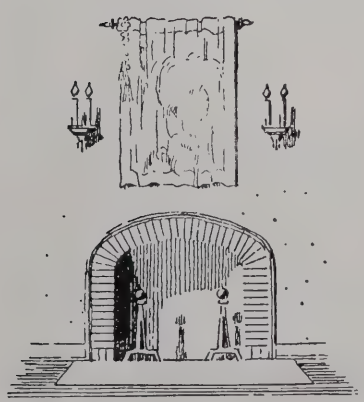


The luxury and wealth of color which is indicative of SPANISH ARCHITECTURE is embodied in The Monterey, featured here. Insofar as Spanish and Moorish ideas are adaptable to American home life and conditions they have been employed here. The result is a home that is essentially effective, apart from the ordinary and yet preeminently livable. For people desiring the uncommon and who respond to the colorful things in life this home will have an eduring appeal.

There is just enough variety in the windows of paneled glass to relieve any possibility of severity in the lines of the home. THE DISAPPEARING BED and DINING SET give this three room home five rooms in efficiency.



FLOOR PLAN



A VIEW OF THE FIRE PLACE

•

CUBIC FEET 13100

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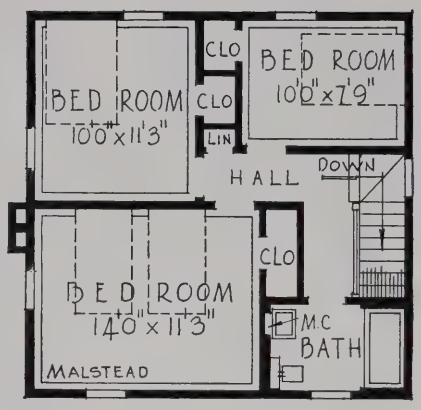
KITCHEN WELL PLANNED

It is in the kitchen where CONVENIENCE and INTELLIGENT planning assert themselves most noticeably. After coming from the walk through a small entry-way, which can be put to a variety of uses, one discovers a dining nook and ideally located refrigerator. The range finds an equally advantageous location. Immediately under a window is the sink and drainboards, with built-in cabinets on either side for pantry purposes. The kitchen is at once accessible to both basement and backyard through a door leading to a small entranceway and basement stairway.

• *The MALSTEAD*

SIX ROOMS AND BATH

THE MALSTEAD-A



SECOND FLOOR

•

15300 CUBIC FEET

•

Because of its square shape, every foot of floor space is utilized. Nothing is wasted on broken wall spaces and "cozy corners". Every dollar that is put into these homes is utilized in actual living comfort and desirable space.

THE MALSTEAD-A is a type of home that has proved very popular in all parts of the country.

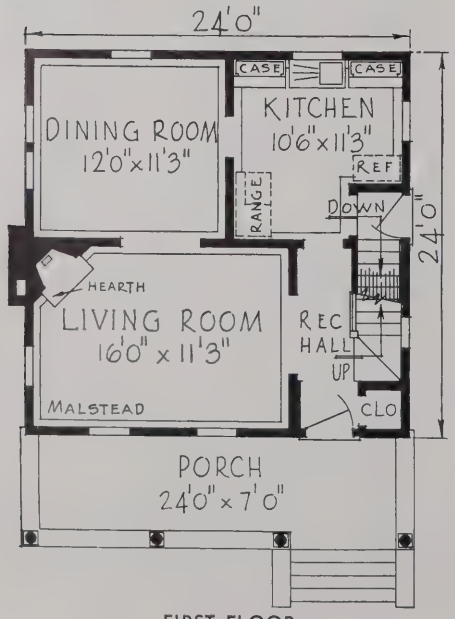
THE MALSTEAD-B is an attractive and impressive example of the Dutch Colonial home. Both designs are adaptable to the small lot as we of the present generation are familiar with.

FLOOR CONVENIENCE

The floor plans show a large living room with fireplace, a convenient hall to kitchen, a coat closet, a kitchen with full equipment and refrigerator space, and a stair placed for second floor convenience. The second floor has three very fine, large, airy chambers, a linen closet, and a commodious bathroom.

THE PORCH

One of the main features is the inviting front porch with its low broad roof. It will serve as cool outdoor living room when enscreened during the summer months.



FIRST FLOOR

THE MALSTEAD-B

• *The MANHASSET*

FOUR ROOMS, BATH AND DINING NOOK

Thousands are finding it not only possible, but expedient to build now. The lower cost of building cannot be underestimated by the people who expect to build.

Shown here are two distinctive designs of one floor plan. The Colonial Manhasset-A design is a unique, compact, comfortable home. Its Colonial entrance, shutters and rustic boarded gable endears one to the charm of true architecture, when used correctly.

Looking at the English design, The Manhasset-B, one can see a home imbued with the coziness it should possess. Gables of stucco with half-timbers and rustic siding are appealing to the eye. The front stoop with iron railing emphasizes the outer appearance.

The living room aids one in finding the worthiness of this home. A sun alcove in front and dining nook at side lend a distinctiveness very seldom used in other homes. So, one will have plenty of variety here at low cost. The rear hall leads one to two bedrooms with closet space galore, and a bath with all modern conveniences. The kitchen is well planned and will modify the labor of the housewife.

These two homes have an overall dimension of 28 feet by 38 feet and can be built on a narrow lot.

THE MANHASSET-A
IS ILLUSTRATED
AT THE RIGHT
COLONIAL

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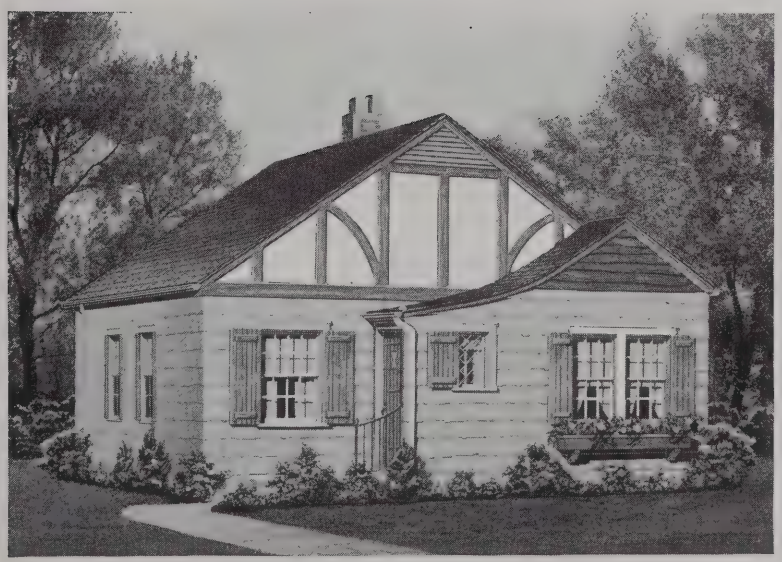
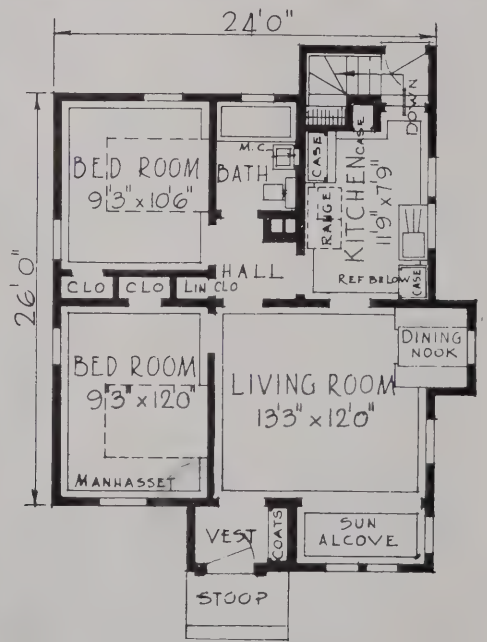
CUBIC
CONTENTS
17500 FEET



THE MANHASSET-B



FLOOR PLAN

• *The MURDOCK*

FIVE ROOMS AND BATH

Small, but simple and attractive in appearance, this five room home can be built for a minimum initial investment. Moreover, the owner of The Murdock can truthfully lay claim to value received. THE PLEASING ROOF LINES, charming shuttered windows and the handsome, inviting entrance are sufficient to give the owner a feeling of pride and satisfaction.

CONVENIENT ROOM ARRANGEMENT

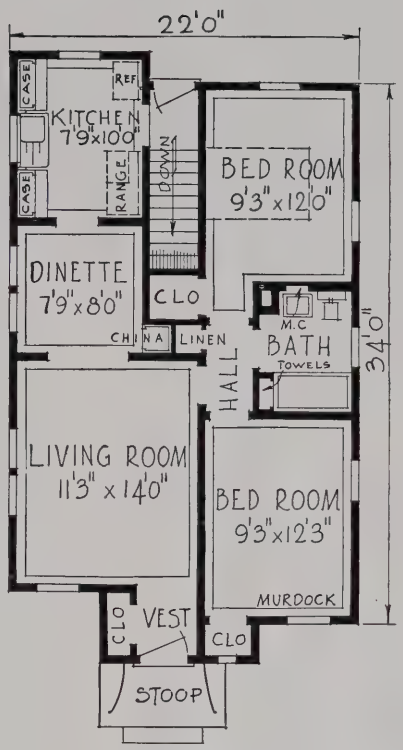
THE FLOOR PLAN emphasizes efficiency and coziness. The bath is located in the modern manner between the two well-arranged bedrooms. A china closet in the dinette and a linen closet in the hall are also conveniences which add much in creating an air of comfort.

LABOR SAVING KITCHEN

EFFICIENCY is indeed stressed in the kitchen where its need is appreciated by all housewives. Observe that the sink is effectively situated between two handy cabinets and also provided with a window directly over it. Moreover, ample space is available, but the compact arrangement ELIMINATES UNNECESSARY FOOT-STEPS.

•

OVERALL DIMENSIONS
Width is 23 Feet, 6 Inches
Length is 43 Feet, 9 Inches

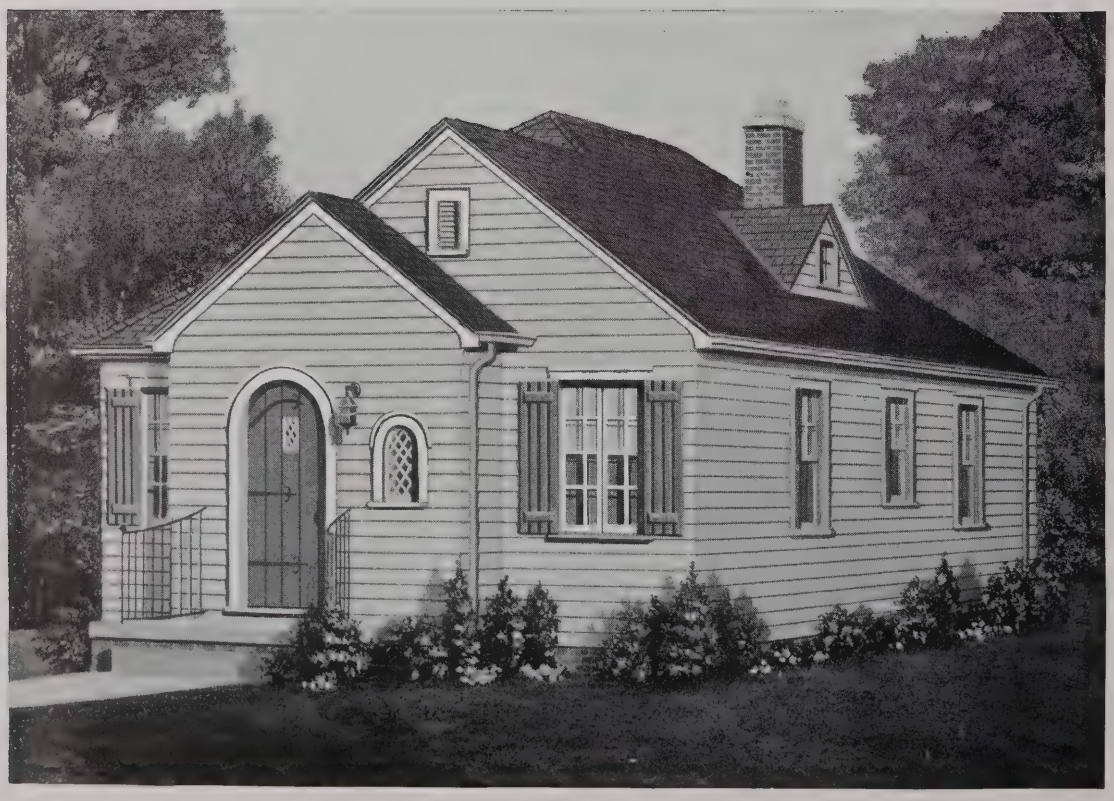


FLOOR PLAN

•

14860 CUBIC FEET

•



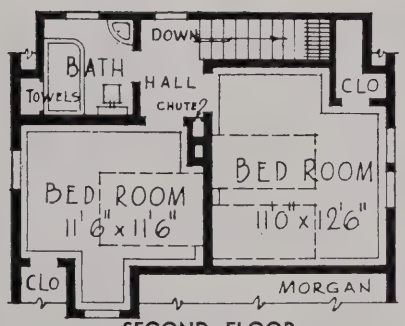
• *The MORGAN*

FIVE ROOMS, BATH AND DINING NOOK

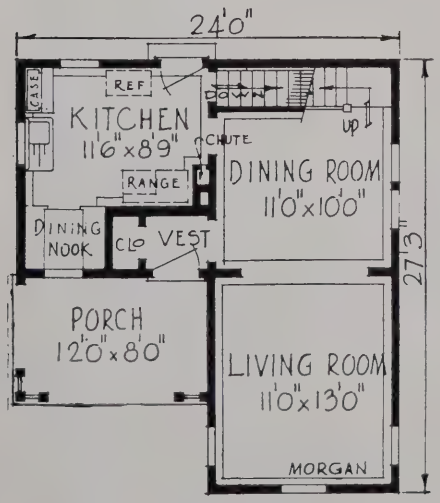
•

10150
CUBIC
FEET

•



SECOND FLOOR



FIRST FLOOR

The old time proven adage "HE WHO HESITATES IS LOST," can be adequately applied to the prospective home owner who hesitates to build now and will inevitably pay more later on.

Although well-defined in its interpretation of the English style of architecture, The Morgan has a certain uniqueness to its general outline that makes it highly attractive to the person who seeks something out of the ordinary.

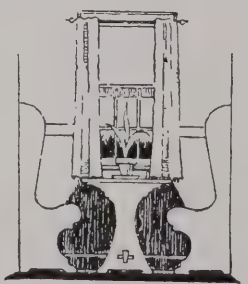
THE LIVING ROOM IS ATTRACTIVE, spacious and comfortable. Two expansive chambers and a beautiful bath comprise the second floor. The arrangement is perfect, the bath being isolated yet within a few steps of each bedroom.

MODEL KITCHEN SHOWN

Further evidence of the thoughtfulness of the designer is the model kitchen. BUILT-IN CUPBOARDS and breakfast nook and splendid disposition of stove and sink makes it a handy and pleasurable place to work in.

OVERALL
SIZE
IS
25 FT x 29 FT.

A VIEW OF
THE DINING
NOOK



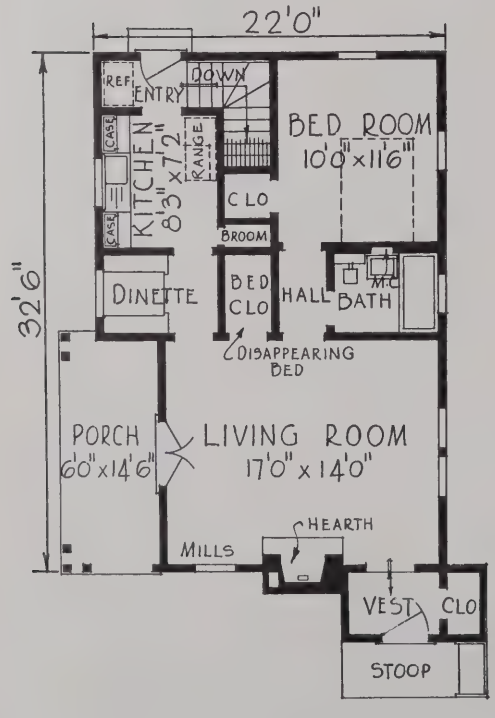
• *The MILLS*

THREE ROOMS, BATH AND DINETTE

•

OVERALL SIZES
27 FEET BY 41 FEET

•



FLOOR PLAN

COMFORT, SATISFACTION and the necessary EFFICIENCY to convert this three room house into a dwelling of five room efficiency, are the salient points of attraction. The effective originality in design proves that architecture in small homes is equal to the architecture of the larger and more pretentious homes. Do not overlook the comfortable open porch.

DISAPPEARING BED

With the inclusion of a disappearing bed closet and a charming dinette, it is easily appreciated that FIVE ROOM EFFICIENCY is the attractive result. Another alluring feature of this home is that this added efficiency of five rooms is obtainable and of no more expense than the cost of the three rooms.

•

12300 CUBIC FEET

•

THE PICTURE AT THE RIGHT ILLUSTRATES THE COZY DINETTE WITH TABLE AND BENCHES

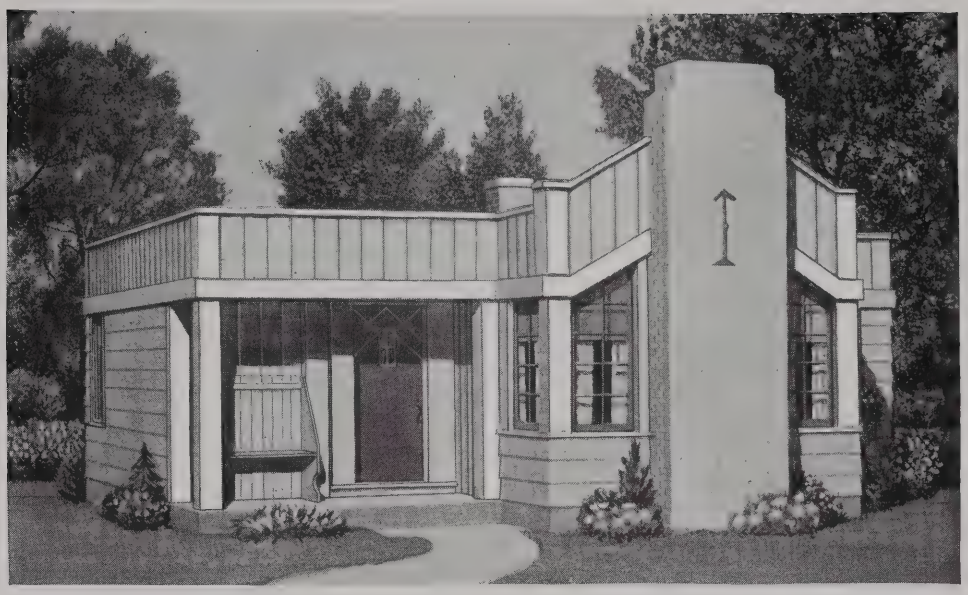
• *The MARION*
THREE ROOMS AND DINETTE

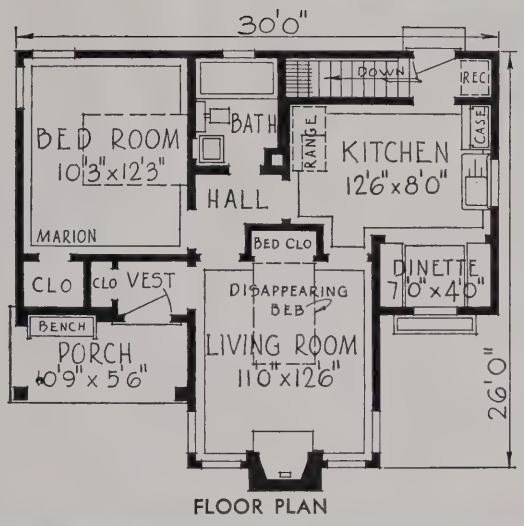
THE MARION-A
IS ILLUSTRATED
AT THE RIGHT

•

9300
CUBIC FEET

•





FLOOR PLAN

IN THIS DAY AND AGE, one cannot take a step backward, but must LOOK TOWARD THE FUTURE. At the close of the Century of Progress in Chicago, many millions of persons had seen the exhibits of modern and future homes of the American people. Debates, speeches and arguments were rampant as to the merits of these new home exhibits, so we'll leave it to you as to the construction, modernism of design, and efficiency of this modern dwelling—The Marion-A.

The horizontal and vertical lines of this small modern home are accentuated to their minutest detail because of the uniqueness and originality of design. Before entering, one is instantly impressed with the ideal front porch and the simplicity of door design.

THE DISAPPEARING BED

The well-lighted living room has a fireplace and is equipped with a disappearing bed, all likeable features. Two doors lead to the kitchen and rear hall. A large bedroom with corner windows give more space for additional furniture. AMPLE CLOSET SPACE is provided for. Off the hall is a bath, which is convenient to all rooms. In the kitchen, one cannot but praise the efficient layout of cases and range and the adorable small dinette.

•

THE MARION-B

AT THE LEFT IS SHOWN A COMPARABLE DESIGN OF A SMALL ENGLISH COTTAGE WITH THE SAME FLOOR PLAN. IT IS WORTHY OF CAREFUL CONSIDERATION.

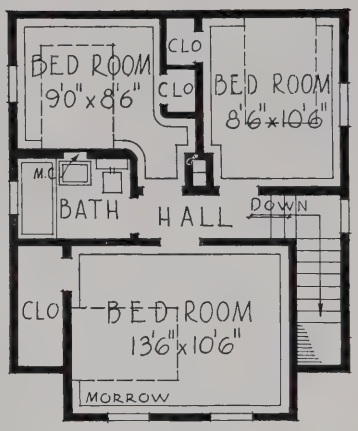
•

SIZE OVERALL
31 FEET BY 29 FEET

• *The MORROW*

SIX ROOMS AND BATH

THE MORROW-A



SECOND FLOOR

•

12500 CUBIC FEET

•

No matter whether a home is small and compact it can be made as artistic, comfortable and homelike as the most expensive. These are neat examples of American cottages which ever will be popular. The interior provides large living rooms, cheerful chambers, plenty of windows and a very convenient arrangement, so much appreciated by the discriminating housewife. THE MORROW-A design is very suitable to a narrow lot.

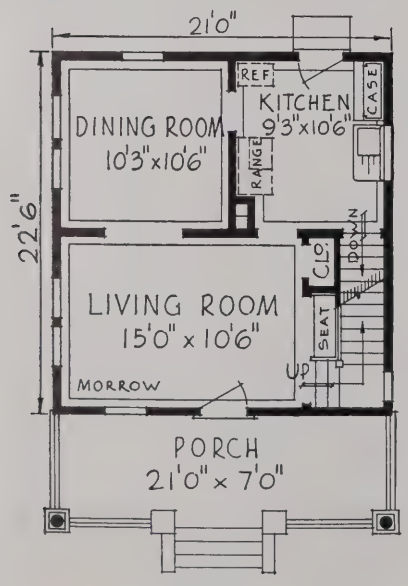
The Morrow-B is provided with the same floor plan with the porch placed at the side instead of the front. These homes were especially designed for low building costs but of substantial construction.

•

OVERALL DIMENSIONS

MORROW-A—25 FEET BY 33 FEET

MORROW-B—29 FEET BY 25 FEET



FIRST FLOOR

THE MORROW-B

• *The MARQUETTE*

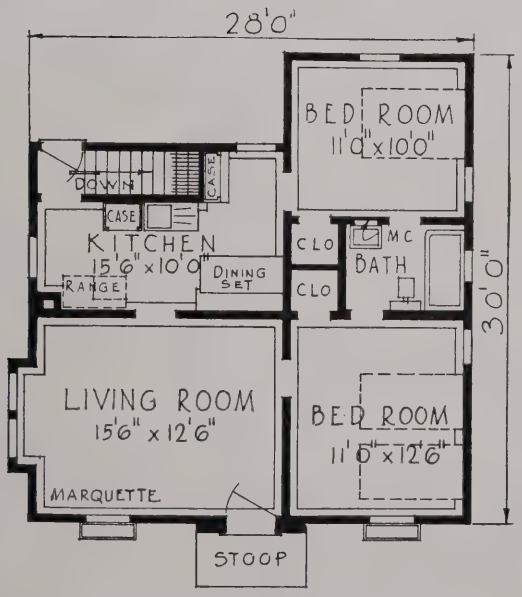
FOUR ROOMS, BATH AND DINING SPACE

•

10500
CUBIC FEET

•

ASK US ANY QUESTION YOU DESIRE REGARDING THESE HOMES. WE ARE AT YOUR SERVICE AT ALL TIMES.

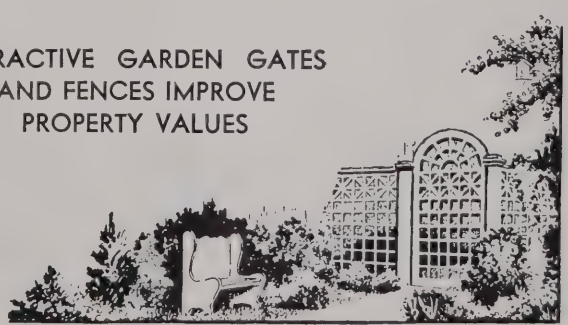


FLOOR PLAN

The unbroken, shingled roof lines are a suitable and most attractive and unique feature in this small home. SHUTTERS painted in the same color as the roof would form a picture of striking prettiness.

THIS SMALL HOME, designed primarily for moderate cost and utilitarian requisites, conforms in every detail to architectural correctness. With the living room, two bedrooms, bath, kitchen and charming dining set, planned with effectiveness, a housewife will find ample time on her hands to indulge in any pastime she may want, other than to perform continual household duties. After all, the aim is to live in a house and not to eternally work in one. All housewives will agree unanimously to that. The purpose, therefore, of small home construction and design, is to create dwellings which are NOT ONLY ATTRACTIVE but MODERN, EFFICIENT, and above all, LIVABLE. The ceiling is 8 feet in height. The extreme dimensions of this home are 31 feet, 6 inches in width, and 34 feet indepth. The basement ceiling is 7 feet in height.

ATTRACTIVE GARDEN GATES AND FENCES IMPROVE PROPERTY VALUES



ACCURATELY MADE PLANS

ARE ESSENTIAL TO GOOD CONSTRUCTION

The first requisite in the erection of a home is a set of complete and accurate plans. This practice is universally accepted and is a most important and fundamental method adhered to by experienced builders. It is essential, safe, and economical to first construct the house on paper. Waste, disappointment, and delay are avoided and the owner escapes the annoyance and burden of a bill for extras.

SOUND CONSTRUCTION

In the interest of sound and better small house construction, each and every design in this book has been studied and drawn by experienced draughtsmen working with intelligent cooperation and the result is the most complete and accurate set of working drawings for each design that is possible to produce.

EXPERIENCED DESIGNERS

Years of experience in house planning and construction and an architectural department composed of skilled draughtsmen, architects, and engineers, are the elements upon which plans of the utmost accuracy and completeness in regard to design, strength and ability, and comfort and home conveniences, are created.

These specimen working drawings illustrate the craftsmanship and completeness of our plans.

BLUE PRINT PLANS

Our blue print plans include the following complete drawings for each design:

Basement or foundation plan, first floor plan, second floor plan, front elevation, right side elevation, left side elevation, rear elevation, sections and detailed drawings, framing plans complete. All working plans are drawn to standard scales. Blue prints for each design are available.

REVERSED PLANS

Obviously, a plan designed for a lot facing east will not result in the best exposure when your lot fronts to the west. We will therefore, furnish you with an additional set of reversed blue prints, if this change is required. Ask us for full particulars.

SUPPLEMENTRY DETAILS

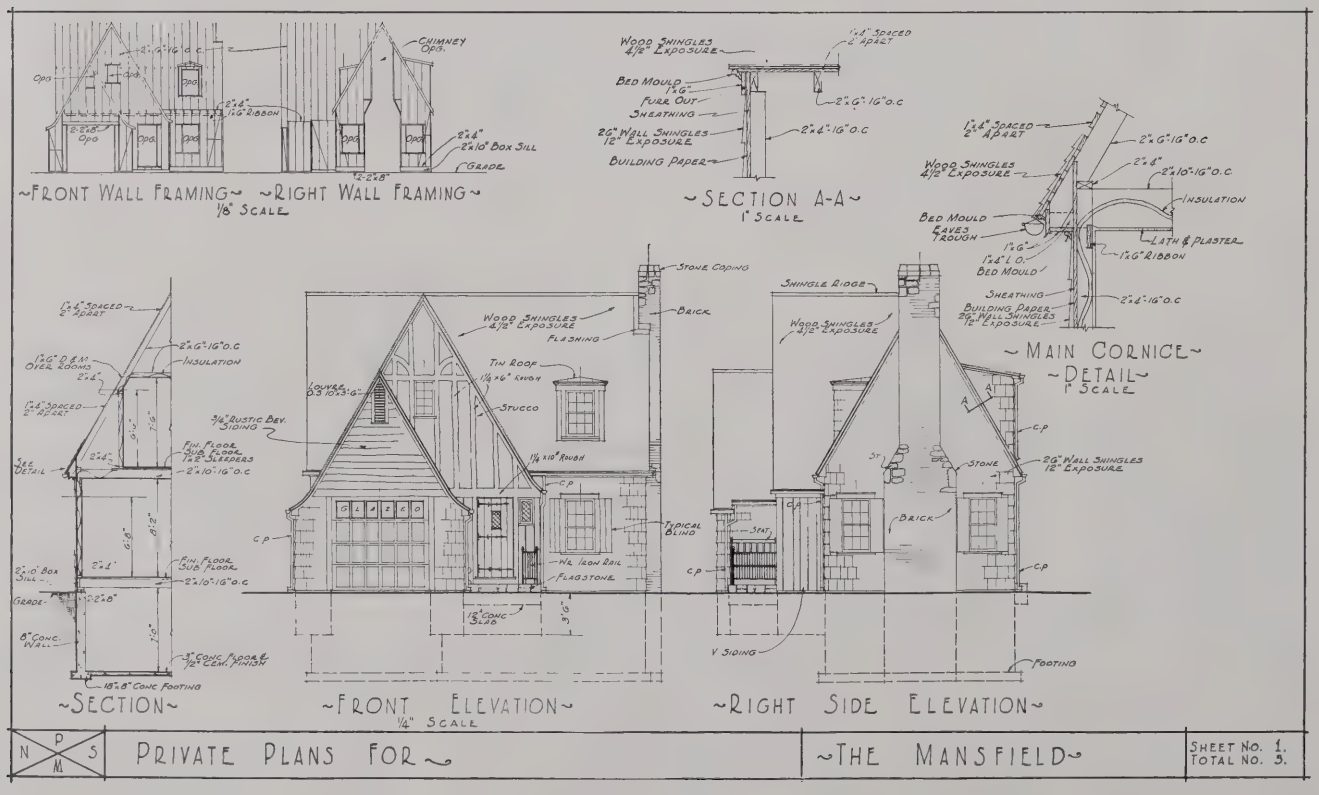
Further supplementary details for any of our plans will be furnished upon request.

CHANGES IN PLANS

Any of these plans can be revised to suit your special requirements.

SPECIAL PLANS TO ORDER

We are prepared to furnish accurate working drawings made according to your own ideas and requirements.



AN EXACT COPY OF ORIGINAL WORKING DRAWINGS

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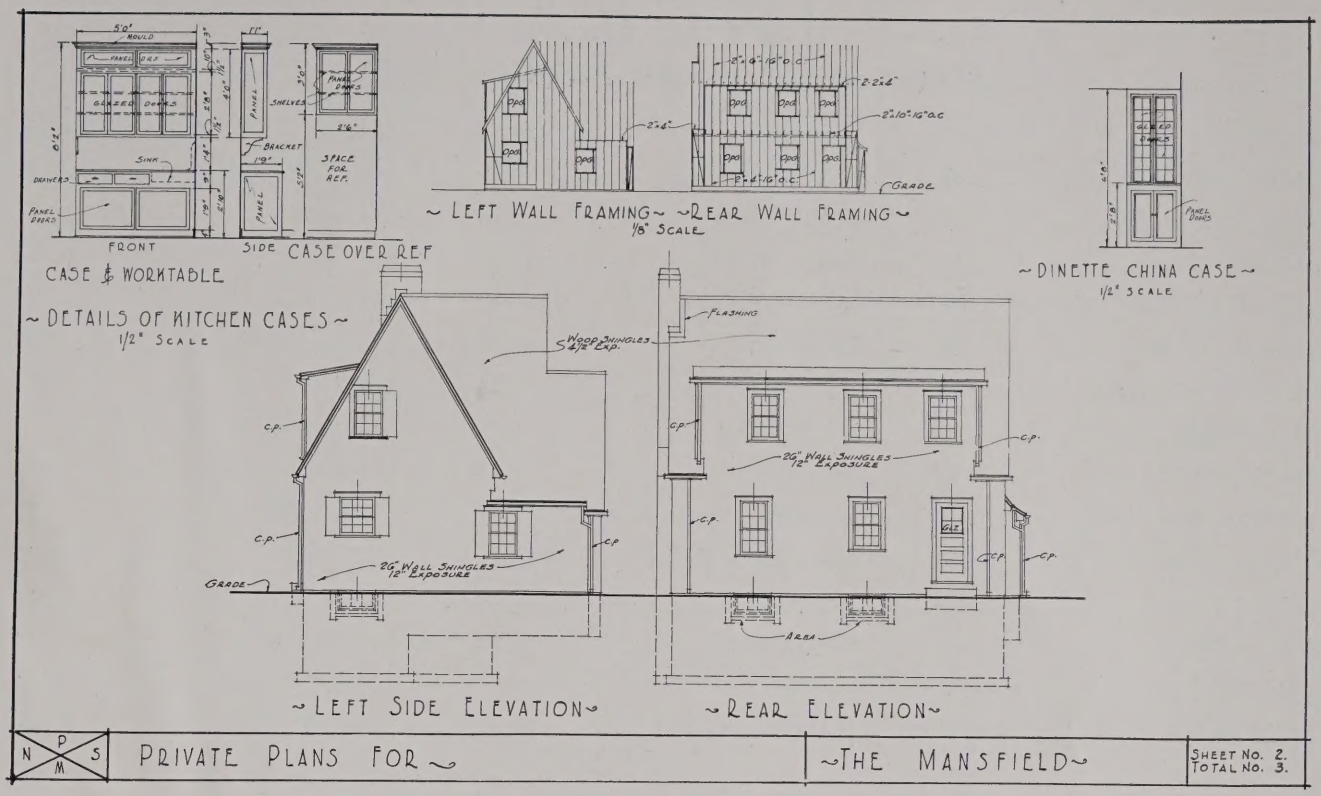

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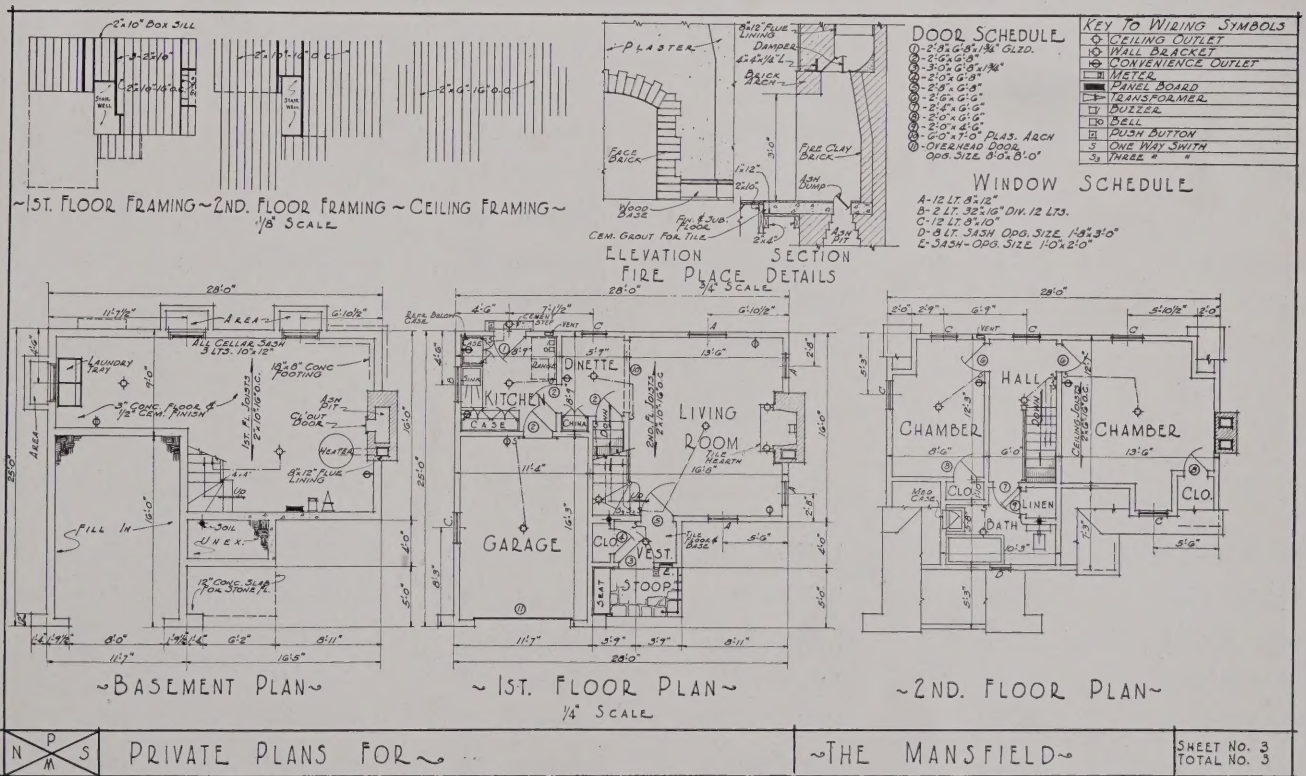

AN EXACT COPY OF ORIGINAL WORKING DRAWINGS

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